

Ty Llys High Street
Heol-y-cyw
Bridgend County
CF35 6HR

£430,000



- Four Bedroom Family Home
- Three Reception Rooms
- Cloakroom
- Ensuite
- Garage
- Off Road Parking For Several Vehicles
- No Onward Chain
- Garden To Rear
- Call To Arrange A Viewing
- £2000 CASH BACK ON COMPLETION BEFORE CHRISTMAS

Ref: PRA10232

Viewing Instructions: Strictly By Appointment Only

General Description

* FAMILY PROPERTY LARGE DETACHED * This four-bedroom family home is located in the peaceful village of Heol-y-Cyw. It features a spacious kitchen diner, three reception rooms, cloakroom, a garage, off-road parking for multiple vehicles, and a large family rear garden. The kitchen diner is perfect for family get together's, while the reception rooms offer versatility for different uses. With four bedrooms, including a master bedroom with an en-suite, there is ample space for a large family. The property also includes a garage for parking and storage, and the generous rear garden provides a great outdoor space. Overall, this home offers a comfortable and great living environment for a growing family. Offered with No Onward Chain, call our team for an appointment 01656 750764.

Accommodation



Entrance Hallway

Entrance via Upvc double glazed door. Plain and covered ceiling. Plain walls. Kardeen flooring. Upvc double glazed window to the front aspect. Wooden feature staircase leading to the first floor. Two Radiators. Understairs storage cupboard. Doors leading to all ground floor rooms.



Lounge (15' 10" x 14' 04") or (4.83m x 4.37m)

Plain ceiling. Plain walls. Wooden flooring. Upvc double glazed window to the front and side aspect. Radiator. Opening leading into dining room.

Inner Hallway

Plain and covered ceiling. Plain walls. Kardeen flooring. Three doors leading off, one to cupboard, sitting room and cloakroom.



Cloakroom/w.c

Plain and covered ceiling. Plain wall with splash back areas. Tiled flooring. Upvc double glazed obscured window to the side aspect. Radiator. Two piece suite comprising: low level W.C. and wash hand basin.



Sitting room (9' 08" x 11' 04") or (2.95m x 3.45m)

Plain and covered ceiling. Plain walls. Vinyl Flooring. Upvc double glazed window to the front aspect. Radiator.



Kitchen / Dining Room (23' 04" Max x 18' 04" Max) or (7.11m Max x 5.59m Max)

Open plan kitchen/diner. Plain and covered ceiling. Plain walls with tiled splash back area. Kardeen flooring. A range of wall and base units with complimentary work surface housing stainless steel sink drainer. Space for American fridge/freezer. Free standing Range cooker. Upvc double glazed window to the rear aspect overlooking the garden. Upvc double glazed French doors leading out to the rear garden. Two radiators.

Utility Room

Plain and covered ceiling. Plain walls with tiled splash back areas. Kardeen flooring. Upvc double glazed window and door to the side of property. A range of wall and base units with complimentary work surface housing stainless steel sink drainer. Plumbing for washing machine.



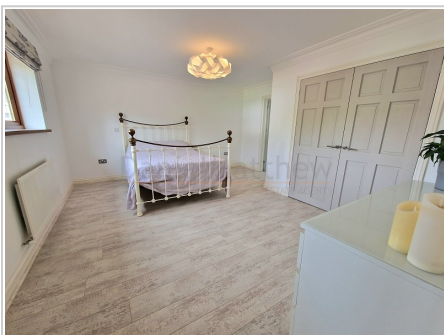
Dining Room (10' 02" x 10' 07") or (3.10m x 3.23m)

Entrance via kitchen and lounge. Plain and covered ceiling. Plain walls. Kardeen flooring. Upvc double glazed window to the rear aspect. Radiator.



Landing

Plain and covered ceiling with loft access. Plain walls. Wooden flooring. Radiator. Upvc double glazed window to the front aspect. Built in storage cupboard. Doors leading to all first floor rooms.



Master Bedroom (15' 10" x 14' 05") or (4.83m x 4.39m)

Plain and covered ceiling. Plain walls. Kardeen flooring. Upvc double glazed window to the front aspect. Radiator. Built wardrobe. Door leading to Ensuite.



En Suite

Plain and coved ceiling. Fully tiled walls. Two Upvc double glazed obscured windows to side and rear aspect. Radiator. Four piece suite comprising: corner style Jacuzzi bath, low level W.C. shower cubicle and wash hand basin.



Bedroom Two (16' 03" x 8' 08") or (4.95m x 2.64m)

Plain and coved ceiling. Plain walls. Kardeen flooring. Upvc double glazed window to rear aspect. Radiator.



Bedroom Three (13' 04" x 10' 02") or (4.06m x 3.10m)

Plain and coved ceiling. Plain walls. Kardeen flooring. Upvc double glazed window to rear aspect. Radiator.



Bedroom Four (9' 07" x 11' 03") or (2.92m x 3.43m)

Plain and coved ceiling. Plain walls. Kardeen flooring. Radiator. Upvc double glazed window to front aspect.



Bathroom

Plain and coved ceiling. Fully tiled walls. Tiled flooring. Upvc double glazed obscured window to side aspect. Wall mounted contemporary radiator. Three piece suite comprising: panelled bath, low level W.C. and wash hand basin with vanity unit.



Outside

Front Garden

Decorative chippings laid for driveway with dwarf brick wall.

Rear Garden

Enclosed garden with wood panelled fencing. Section laid with decorative paving slabs. Remainder laid to lawn.

Garage

Power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







GROUND FLOOR



1ST FLOOR

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.