

5 Glannant Row  
Shwt  
Bridgend County  
CF32 8UB

£169,950



- TWO BEDROOM COTTAGE
- SPACIOUS LOUNGE WITH DUAL PURPOSE BURNER
- MODERNISED KITCHEN WITH UNDER FLOOR HEATING
- TWO BEDROOMS
- SPACIOUS BATHROOM WITH UNDER FLOOR HEATING (HISTORICALLY A BEDROOM)
- EPC B WITH SOLAR PANELS AND NEWLY FITTED HEAT SOURCE HEATING
- ENCLOSED GARDEN AND ALLOCATED PARKING
- COUNTRYSIDE VIEWS AND LOCATED IN A QUIET HAMLET
- 3-4 MILES FROM JCT 36

**Refrain from MUST TO VIEW**

Viewing Instructions: Strictly By Appointment Only



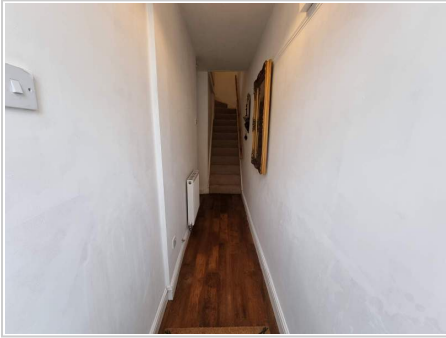
## General Description

"ADORABLE TWO BEDROOM(PREVIOUSLY A THREE) TERRACE"" Daniel Matthew are pleased to advertise this semi rural modernised property with stunning country side views and walks, to the ground floor there is a spacious living area with a dual purpose burner, spacious kitchen/diner which was previously a kitchen and downstairs bathroom has been opened up to a social kitchen which is modern and has under floor heating. To the first floor two bedrooms and a spacious bathroom(historically a bedroom) with under floor heating, situated in a lovely hamlet and is still only 3-4 miles from Jct 36 of the M4 and 2 miles from the country park and cycle track, EPC rating of a B with solar panels which make this house energy efficient, newly fitted heat source pump system an new radiators, dual purpose burner to name a few of the upgrades. This is a must to view and the 360 Tour will enable you to walk through this adorable home.

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## Accommodation

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### Entrance Hallway

Enter via UPVC door into the hallway, plain walls, radiator, textured ceiling, wooden floor and access to the staircase and ground floor rooms.

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### Lounge

UPVC double glazed window to front aspect, plain walls, textured ceiling, laminate flooring, cosy dual purpose coal/log burner with mantle and hearth, radiators and door leading to the kitchen/diner.

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### Kitchen/ Diner

Spacious kitchen/diner with a range of wall and base units with complimentary worktops, tile splash back, electric oven and electric hob with stainless steel extractor over, stainless steel sink over looking the garden, space for a washing machine, plain walls, plain ceiling, underfloor heating with tile flooring, storage cupboard and rear UPVC double glazed window and door.

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### Landing

Landing accessing first floor rooms, plain walls, radiator, textured ceiling, carpet flooring and radiator.

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## Bedroom One

Two UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring and radiator.



## Bedroom Two

UPVC double glazed window to rear aspect with adorable window seat, plain walls, textured ceiling, carpet flooring, radiator and fitted shelves storage to the rear wall.



## Bathroom

Modern and bright shower room with spacious shower and white fully tiles wall, pedestal wash hand basin and low level WC, Side UPVC double glazed window, fitted storage cupboard, plain walls and ceiling and tile flooring with under floor heating.



## Outside

Enclosed garden with wall and fence boundary, laid to patio and small steps to the garden with decorative stones, stepping stone patio slabs running through the garden, raised beds with mature shrubs and top patio area.

## Services

Mains electricity, mains water, mains drainage

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

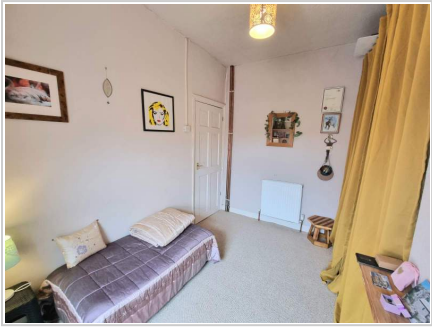
## Service Charge



Council Tax

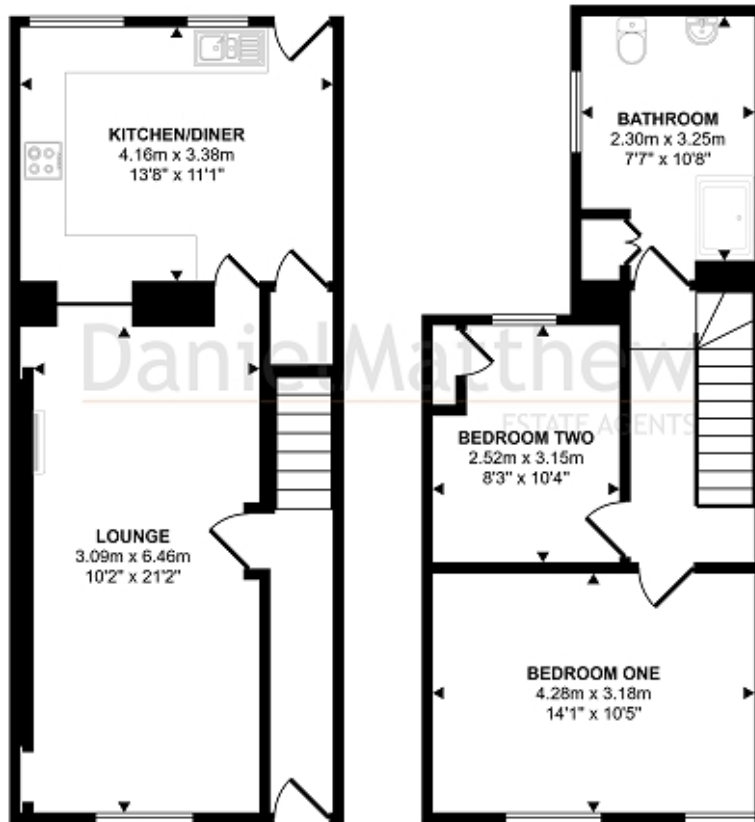
Band Not Specified

Deposit: £0.00





Approx Gross Internal Area  
81 sq m / 873 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

