



Pant Hirwaun, Heol-y-cyw, Bridgend  
County. CF35 6HH

£216,500



## Pant Hirwaun, Heol-y-cyw, Bridgend County. CF35 6HH

Situated in the semi rural sought after village of Heol-y-Cyw is this deceptively generous semi detached property comprising of an inner hallway, lounge, open plan living, diner, kitchen and utility, three bedrooms, four piece bathroom suite, good size enclosed rear garden with an incredible multi use brick out building.

£216,500

- Three bedroom semi detached house
- Open plan living/diner
- Large kitchen with utility
- Large multi use garden room
- South facing garden
- Semi rural location
- Enclosed garden
- Council tax - C/ EPC - D





## DESCRIPTION

A deceptively generous semi detached property situated in the semi-rural village of Heol Y Cyw and benefiting from far reaching rural countryside views to the rear. The property has a lovely open plan, social kitchen / diner, a good sized lounge to the front and an incredible multi use brick out building.

Heol Y Cyw lies between Pencoed and Bryncethin and gives easy access to both Junction 35 and 36 of the M4. The village boasts a popular rugby club, local convenience shop, Plough and Harrow pub and garden nursery.

## ENTRANCE

Via PVCu frosted glazed door leading into the entrance hall finished with artexed ceiling, emulsioned walls with a feature dado rail, consumer unit, radiator, skirting and laminate flooring. Stairs leading to first floor.

## LOUNGE (23' 0" x 11' 10") or (7.01m x 3.61m)

Artexed and coved ceiling, emulsioned walls, large PVCu window overlooking the front of the property with fantastic rural views, two radiators, further window overlooking the utility area, skirting and laminate flooring.

## DINING AREA (10' 3" x 9' 2") or (3.13m x 2.80m)

Measurements into the recess. Papered and emulsioned ceiling, coving, emulsioned walls, radiator, PVCu window overlooking the side of the property, large storage cupboard with power and shelving, skirting and laminate floor.

## KITCHEN (13' 5" x 8' 9") or (4.08m x 2.66m)

Emulsioned ceiling and walls, respatex splash back area, PVCu window overlooking the rear of the property, PVCu frosted glazed door leading to utility and ceramic tiled flooring. A range of shaker style wall and base units with wooden beech block effect work surface. Large single bowl stainless steel sink with drainer and mixer tap. Built in stainless steel oven with hob and extractor. Breakfast bar area. Integrated dishwasher.

## UTILITY

Perspex angled roof with wrap around windows and door leading out to the side to the rear garden, continuation of the tiled flooring. Plumbing for washing machine. Space for fridge/freezer.

## FIRST FLOOR LANDING

Via stairs with carpet runner with brass fittings. Emulsioned ceiling, artexed walls, feature border dado rail, skirting and all doors leading off.

## BATHROOM

Emulsioned ceiling with inset chrome spot lights, two walls emulsioned with tiling to splash back area, PVCu frosted glazed window overlooking the rear of the property, grey towel rail and decorative luxury vinyl. Four piece suite comprising wash hand basin and WC set within vanity unit, bath with shower attachment, large double walk in shower with chrome shower mixer, shower attachment and rain forest shower head. Built in storage cupboard housing combination boiler and storage.

## BEDROOM 1 (12' 8" x 8' 5") or (3.86m x 2.56m)

Artexed and coved ceiling, papered walls, skirting, radiator, PVCu window overlooking the front of the property and fitted carpet.



## **BEDROOM 2 (10' 0" x 9' 5") or (3.06m x 2.87m)**

Skimmed ceiling, papered and emulsioned walls, radiator, PVCu window overlooking the rear of the garden with rural views, skirting and fitted carpet

## **BEDROOM 3 (9' 7" x 6' 3") or (2.91m x 1.90m)**

Artexed ceiling, papered and emulsioned walls, radiator, PVCu window overlooking the front of the property, skirting and fitted carpet. Access into attic.

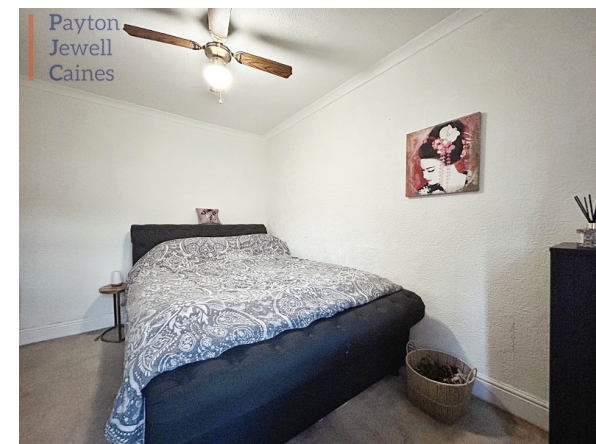
## **OUTSIDE**

Mature rear garden bounded by brick, shale paved path leading to a patio area with raised border and shrubs. Path leading to a lawned area. At the rear of the garden there is a fabulous sized multi purpose brick built room. Side gated access to the front of the property.

The front of the property is bounded by brick wall, paved patio pathway leading to the front door with decorative chippings and raised border with mature shrubs.

## **GARDEN ROOM (19' 8" min x 19' 8" min) or (6.0m min x 6.00m min)**

Artexed ceiling, emulsioned walls, skirting, PVCu window overlooking the fields, two patio doors, power installed, corner storage cupboard and laminate flooring.

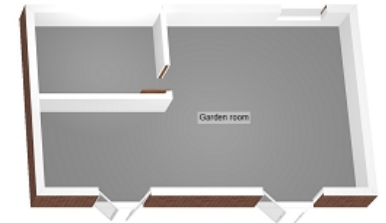
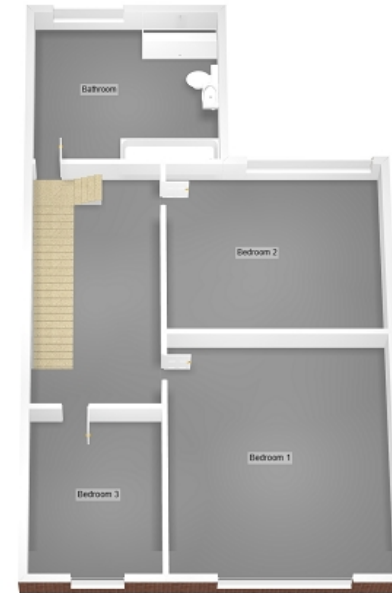


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92+) <b>A</b>                              |                         | 102                                                                               |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            | 56                      |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            |                         |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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