



High Street, Heol-y-cyw, Bridgend County.
CF35 6HR

£275,000

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Traditional four bedroom end of terrace house comprising THREE RECEPTION ROOMS, open plan kitchen/diner, downstairs shower room, UTILITY, four bedrooms, family bathroom, generous enclosed SOUTH WESTERLY rear garden and ample OFF ROAD PARKING TO THE REAR. Central village location. Sold with NO ONGOING CHAIN.

£275,000 - Freehold

- Four bedroom end of terrace house
- Central semi-rural Heol Y Cyw village location
- Good sized South Westerly enclosed rear garden
- Ample parking to the rear / Council tax band - C
- Gas fired combination boiler / EPC - D
- Deceptively spacious / No ongoing chain



DESCRIPTION

Introducing this traditional extended four bedroom end of terrace house situated within the sought after village of Heol Y Cyw and benefiting from three reception rooms, upstairs bathroom and downstairs shower room, utility room, open plan kitchen/diner, gas fired combination boiler, generous enclosed rear garden and ample parking to the rear.

The village of Heol y Cyw is a location with good road links to the M4 at junction 35. This property would suit a growing family looking for a semi rural location, close to playing fields and the property would benefit from some upgrading. Sold with no onward chain.

ENTRANCE HALL

Via part frosted glazed PVCu front door into the entrance hallway with wood panelled walls and ceramic tiled floor. Door into lounge and inner hallway.

LOUNGE (21' 4" x 11' 6") or (6.50m x 3.50m)

Overlooking the front of the property via two PVCu double glazed windows both with fitted Venetian blinds. Central light fitting, emulsioned and coved ceiling, emulsioned walls, feature open fireplace with a ceramic hearth, wood burner, skirting and laminate floor. Internal frosted glazed doors leading through to hallway opening into reception two.

RECEPTION 2 (10' 4" x 10' 8") or (3.15m x 3.25m)

Central light fitting, emulsioned and coved ceiling, emulsioned walls, wall lights, skirting and fitted carpet. Double internal timber frosted glazed doors lead through to kitchen.

INNER HALLWAY

Central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Stairs to the first floor with fitted carpet and wooden balustrade. Feature chimney breast with wooden mantel. Door way through into storage room.

STORAGE (8' 2" x 17' 7") or (2.50m x 5.35m)

Light, power and secured roller shutter door mechanism to the front.

DOWNSTAIRS SHOWER ROOM

Central light fitting, ceiling mounted extractor, emulsioned ceiling and walls with half height ceramic tiles, wall mounted heated chrome towel rail, wall mounted gas fired Worcester combination boiler and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with storage below and chrome mixer tap, shower cubicle housing a plumbed shower with ceramic tiles to the splash backs and a glazed door.



OPEN PLAN KITCHEN/DINER (21' 0" x 13' 5") or (6.40m x 4.10m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and PVCu double glazed French doors, natural light via a double glazed Velux skylight, emulsioned and coved ceiling, two matching ceiling lights, emulsioned walls, skirting and ceramic tiled flooring. A range of low level and wall mounted units in cream with complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with swan neck tap and drainer. Rangemaster to remain. Plumbing for under counter dishwasher. Space for large American style fridge/freezer and ample space for a dining table and chairs. Door way through to utility room.

UTILITY

Central light fitting, emulsioned and coved ceiling, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in oak finish with complementary roll top work surface. Inset one and a half basin sink with mixer tap and drainer. Space and plumbing for washing machine and tumble drier. Through to reception three.

RECEPTION 3 (12' 2" x 12' 2") or (3.70m x 3.70m)

Benefiting from dual aspect natural light via PVCu double glazed window with a fitted Venetian blind overlooking the rear garden and a frosted glazed PVCu door leading out to the rear patio. Access to loft storage, central spot lights, emulsioned walls, skirting and a laminate floor.

FIRST FLOOR LANDING

Via stairs. Central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (8' 2" x 23' 0") or (2.50m x 7.00m)

Dual aspect natural light via PVCu double glazed window via front and rear, access to loft storage, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (10' 6" x 8' 6") or (3.20m x 2.60m)

Overlooking the front via PVCu double glazed window and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor.

BEDROOM 2 (13' 9" x 10' 6") or (4.20m x 3.20m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and laminate floor.

BEDROOM 4 (10' 6" x 8' 6") or (3.20m x 2.60m)

Central light fitting, emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front with a fitted roller blind, shelving in the alcove, skirting and fitted carpet.

FAMILY BATHROOM

Overlooking the rear via PVCu frosted glazed window, central light, emulsioned ceiling, ceiling mounted extractor, wall mounted heated chrome towel rail and tiled flooring. Four piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, free standing slipper bath with chrome mixer tap and shower attachment and a quadrant style shower cubicle with glazed sliding door housing a plumber shower.



OUTSIDE

Enclosed South Westerly facing rear garden laid to patio and lawn with traditional washing line, raised beds to the perimeter with mature trees and shrubs, paved pathway and steps leading to a rear off road parking area laid to gravel and suitable for parking up to five cars with gated access off the side lane.

NOTE

Property has now been vacated.

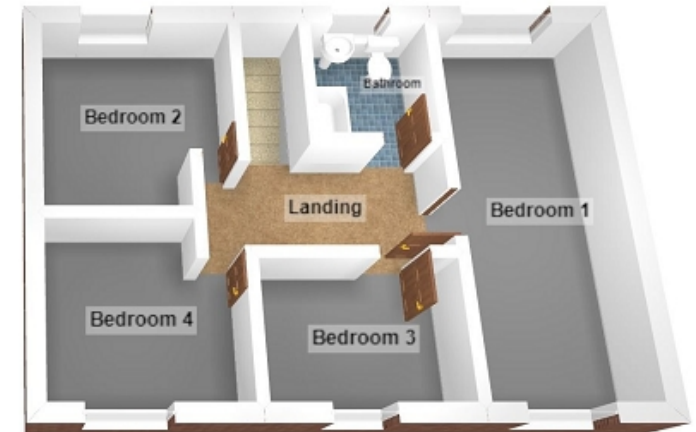


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
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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