



1, Pant Hirwaun
Bridgend, CF35 6HH

Watts
& Morgan

1 Pant Hirwaun

Heol-Y-Cyw, Bridgend CF35 6HH

£540,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

We are pleased to present to the market a rare opportunity to purchase this well presented 3/4 bedroom detached smallholding situated on 3/4 of an acre of land with multiple outbuildings, separate outdoor office and potential to extend. Situated in the quiet village of Heol-Y-Cyw within proximity to all local amenities, shops, schools, Bridgend town centre and M4 motorway access. The accommodation comprises of; Lounge, Open plan kitchen/ dining room, sitting room and shower room. First floor 2 double & 1 single bedroom together with a family bathroom. Externally enjoying private parking for multiple vehicles, lawned wrap around garden, featured stream, 3 permanent outdoor buildings together with 3 free standing storage units. EPC "D"

Directions



Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance into the property leads into the spacious open plan kitchen/dining room. This light contemporary space has been laid with high quality porcelain tiles throughout. This room benefits from a multi fuel wood burner stove that exceeds eco-design requirements. The kitchen has been comprehensively fitted with a range of high glass matching wall surround, matching wall and base units and complementary granite work surfaces. Further features a central island with continuation of work surfaces and ample space for high stools. Integral appliances to remain to include integral full size fridge and freezer, 6-ring gas hob with extractor fan and an integral washing machine and large walk in storage area. Windows overlooking the front and side elevations. Leads around to a further sitting area which offer continuation of the tiled flooring with plenty of space for freestanding lounge furniture and double doors leading out onto the patio area. The downstairs shower room has been fitted with a 3-piece suite comprising of a double walk-in shower cubicle, wash-hand basin set within vanity unit and WC. Further features include fully tiled walls and flooring and window to the side elevation. Large internal fitted storage cupboard. The sitting room area is a versatile room which could potentially be used as a fourth bedroom featuring continuation of the tiled flooring and patio doors to the front elevation. The main lounge is a spacious reception room with doors leading out onto the front of the property, 2 windows to the front elevation, staircase leading to the first floor landing.

FIRST FLOOR

Bedroom 2 is a spacious room situated to the rear of the property with fitted wardrobes to 2 of the walls, carpeted flooring and window to the rear elevation. Bedroom 1 is a further good sized double bedroom with carpeted flooring and window to the front elevation and internal fitted storage cupboard housing condensed combi gas boiler. Bedroom 3 is a single bedroom situated to the front of the property with fitted wardrobes, carpeted flooring and window to the front elevation. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath, wash-hand basin and WC. Further features include fully tiled walls and tiled flooring.

GARDENS AND GROUNDS

The property sits on a substantially large plot reaching 3/4 of an acre featuring a large wrap around lawned garden spanning the width around the property with multiple areas laid with gravel and patio slabs ideal for outdoor furniture. This large garden is surrounded by hedge borders and benefits from an array of woodland and various flowers with a small stream flowing through the boundaries.

OUTBUILDINGS

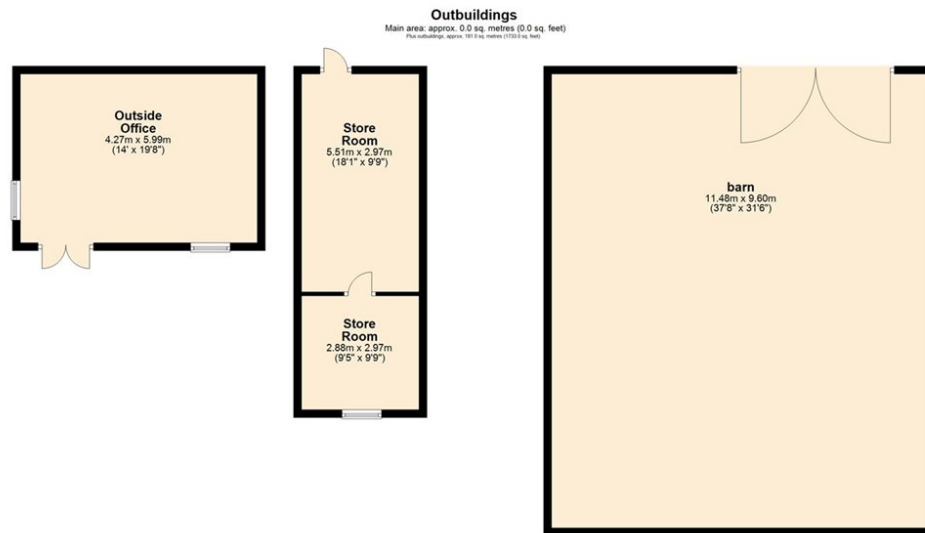
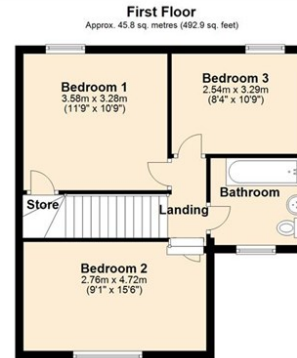
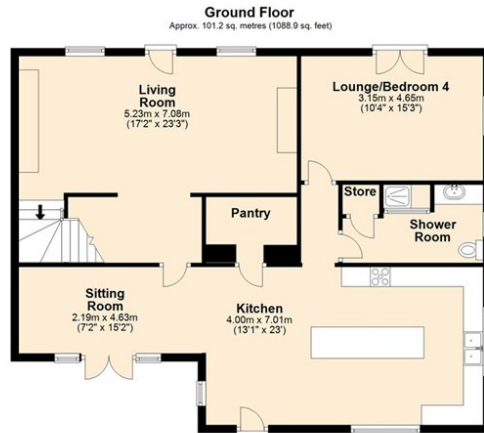
This smallholding offers versatile use, CCTV installed covering property and all outbuildings. The outdoor office/ storage building includes carpeted flooring, lighting, numerous power points, internet cable, uPVC double doors, windows to the front/ side and a wall mounted glass fronted electric fire.

Barn / large storage area has double and single doors access and is currently used to store commercial vehicles.

SERVICES AND TENURE

All mains services connected. Freehold.

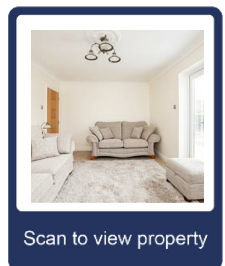




Main area: Approx. 147.0 sq. metres (1581.8 sq. feet)
(Please note: this area is not included in the main area)
All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



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