



61, High Street  
Bridgend, CF35 6HY

Watts  
& Morgan



# 61, High Street

Heol-Y-Cyw, Bridgend CF35 6HY

## Offers Over £350,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A rare opportunity to acquire this four double bedroom semi-detached cottage dating back to the 1800's situated in the semi-rural village of Heol Y Cyw. This spacious property benefits from a generous plot and offers flexible living accommodation. Being sold with no onward chain. The property comprises of entrance hall, open plan kitchen/dining/sun room, utility, lounge, sitting room, dining room and WC. First floor landing, main bedroom with built-in wardrobe and ensuite shower room, bedroom two with ensuite shower, two further double bedrooms and a family bathroom. Externally benefiting from a spacious private driveway with off-road parking for multiple vehicles and a generous 0.25 acre plot wrap around garden. EPC Rating "D"

### Directions

Bridgend - 5.0 Miles Cardiff - 21.0 Miles J35 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a solid wood front door with stained glass feature into the entrance hallway with windows to both front and side benefiting from solid wood block flooring and doors lead off to the lounge and the kitchen/dining room. The kitchen has been fitted with a range of coordinating shaker style wall and base units with complementary butcher's block work surfaces over with slate tiled flooring. Appliances to remain in the kitchen include double butler sink unit with swan neck mixer tap, integrated oven with a 4-ring gas hob and extractor fan over, integrated fridge/ freezer and an integrated dishwasher. An opening lead into a sunroom/dining area with uPVC double glazed construction with a polycarbonate roof and a lower dwarf brick wall. The dining area has space for a freestanding table with a feature corner exposed brick chimney with a cast iron log burning stove and a window to the rear. A door leads into the utility room benefiting from a stable door opening out to the rear garden and a window to the rear. The utility has been fitted with a range of base units with work surfaces over, space and plumbing provided for two appliances, stainless steel sink with mixer tap, continuation of the slate flooring and houses the gas boiler. The main living room is a great sized reception room with continuation of woodblock flooring, windows to the front and patio doors opening out to the rear. There is an open brick fireplace with a slate hearth. There is a large store under the stairs. The dining room has windows to the front, a central feature cast iron fireplace and laminate flooring. The inner hallway benefits from mosaic tiled flooring, staircase rising to the first floor and doors off to the second sitting room and ground floor WC. The sitting room is a spacious versatile reception room with laminate flooring, feature cast iron fireplace and windows to the rear. The ground floor WC is fitted with a 2-piece suite comprising of a wash-hand basin and a low-level WC with laminate flooring and window to the rear.

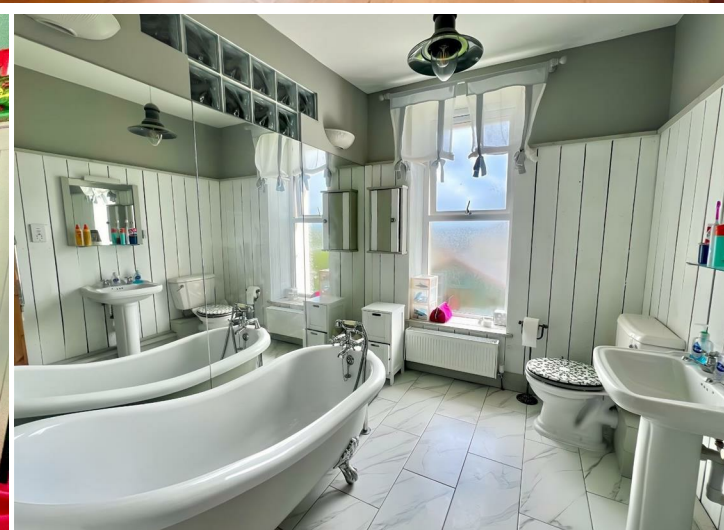
The first-floor landing benefits from a window to the front, carpeted flooring and all doors lead off. There is a large built-in storage cupboard. Bedroom one is a superb size principal bedroom with a bay window to the side overlooking the garden, built-in wardrobes, laminate flooring and a door leading into the ensuite shower room. The ensuite is fitted with a double walk-in shower enclosure with glass screen, wash-hand basin and a low-level WC with half height tiling to the walls, laminate flooring and a chrome towel rail. Bedroom two is a spacious second bedroom with laminate flooring, window to the side overlooking the garden and leads into a large store/ensuite shower room. The en-suite shower room has been fitted with an electric shower with panelling to the walls. There is space and provisions for WC and a wash hand basin to be fitted. Bedrooms three and four are two further double bedrooms both situated to the front of the property with laminate flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a freestanding roll-top bath with mixer taps, low level WC and wash-hand basin with a chrome heated towel rail, panelling to the walls, tiled flooring and a window to the rear.

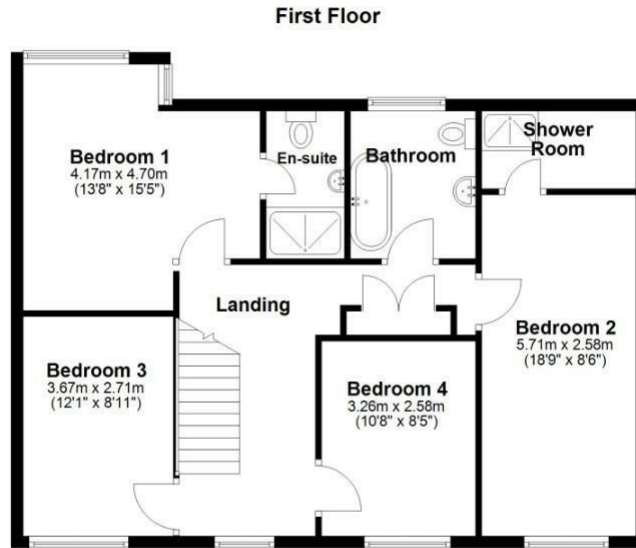
### GARDENS AND GROUNDS

Approached off High Street No.61 benefits from a private gravelled driveway with off-road parking for multiple vehicles with steps leading down to the front door. The property benefits from a superb size plot of 0.25 of an acre. The tiered wrap around garden offers a generous westerly facing garden predominantly laid to lawn with a range of mature shrubs and flowers. The garden benefits from a path leading around the property, green house, summerhouse, and enclosed sections section incorporating a chicken coop and a duck house. There is a wildlife pond, outside tap and external power point.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "D".

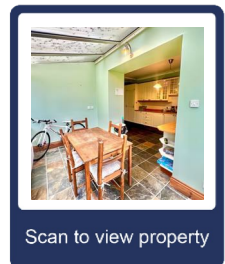




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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