



44, Pant Hirwaun  
Bridgend, CF35 6HH

Watts  
& Morgan







# 44, Pant Hirwaun

Heol-Y-Cyw, Bridgend CF35 6HH

£525,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An impressive 4 double bedroom detached property situated in the popular village of Heol-Y-Cyw overlooking the common land the front and wonderful views to the rear. Located with great access to Bridgend Town Centre and conveniently located approximately 5 minutes from both Junctions 35 and 36 of the M4 motorway. The property is presented to a high standard with flexible living accommodation comprising; entrance hallway with built-in cloakroom, spacious living room, open-plan kitchen/dining/living room, utility and ground floor WC. First floor; main bedroom with en-suite shower room, second bedroom with en-suite shower room, 2 further double bedrooms and a 4-piece family bathroom. Externally offering a spacious driveway to the front with off-road parking for up to 5 vehicles, single garage and a generous rear landscaped garden with wonderful far ranging views over the hills and neighbouring agricultural land.

## Directions

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

Your local office: Bridgend

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## Summary of Accommodation

### ABOUT THE PROPERTY

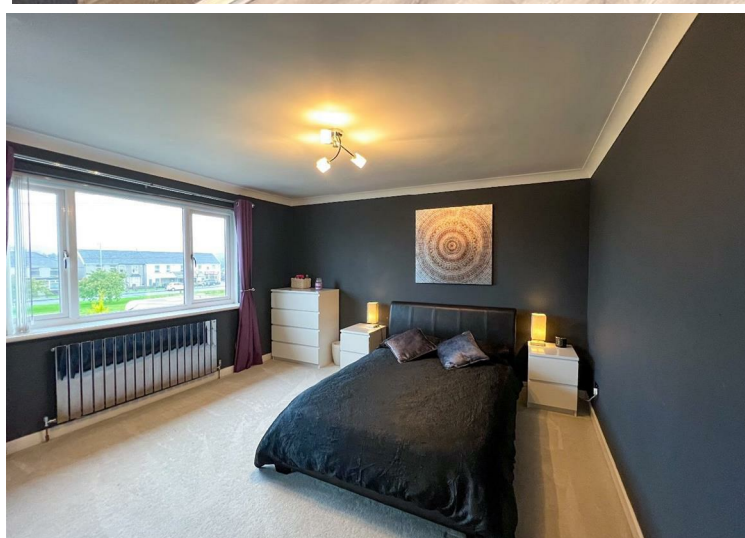
Entered via a PVC front door leading into the entrance hallway with Karndean flooring, a large built-in storage cupboard with lighting and rail and a staircase rises to the first floor. To the front of the property is the main living room. A generous sized reception room with carpeted flooring, a media wall with built-in shelving and windows overlooking the front. Double doors open out into the L-shaped open-plan kitchen/dining/living room; a wonderful space perfect for entertaining with Karndean flooring and spotlighting throughout. There is ample space for dining and lounge furniture. Also benefits from a seating area with two skylight windows and double doors open out onto the rear garden. The kitchen is fitted with a range of coordinating wall and base units with brushed chrome handle, under cupboard lighting and complementary roll edge work surfaces over. There is a window overlooking the rear garden. Integrated appliances to remain include 5-ring gas hob with extractor hood over, eye-level oven and grill and freestanding American style fridge/freezer with water cooler and ice dispenser. An integral door leads into the garage and access into the utility. The utility is fitted with base units and work surfaces over with space and plumbing for a washing machine and tumble dryer. There is a circular stainless-steel sink and a window to the rear. The outer hallway has a built-in cupboard housing the gas combi boiler and a door providing access to the rear garden. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin. The first-floor landing offers carpeted flooring and access to the loft hatch with pull down ladder attached. Bedroom one is a spacious main bedroom of the property with laminate flooring, windows to both front and rear aspects with a dressing area with fitted wardrobes. Leading into a luxurious en-suite with a walk-through shower with glass screen, WC and a wash hand basin. With tiling to the walls and flooring and windows to both front and rear aspects. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and a window to the rear with beautiful views. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a shower enclosure with glass screen, WC and a wash hand basin. With tiled flooring, tiling to the walls and a chrome towel rail. Bedroom three is a third spacious double bedroom with carpeted flooring, fitted wardrobes with mirrored sliding doors and windows to the front. The fourth double bedroom benefits from carpeted flooring, built-in storage above the stairs and windows to the front. The family bathroom is fitted with a 4-piece suite comprising of a freestanding bathtub, a corner shower enclosure, WC and a wash hand basin. With tiling to the walls, tiled flooring, chrome towel rail and a window to the rear.

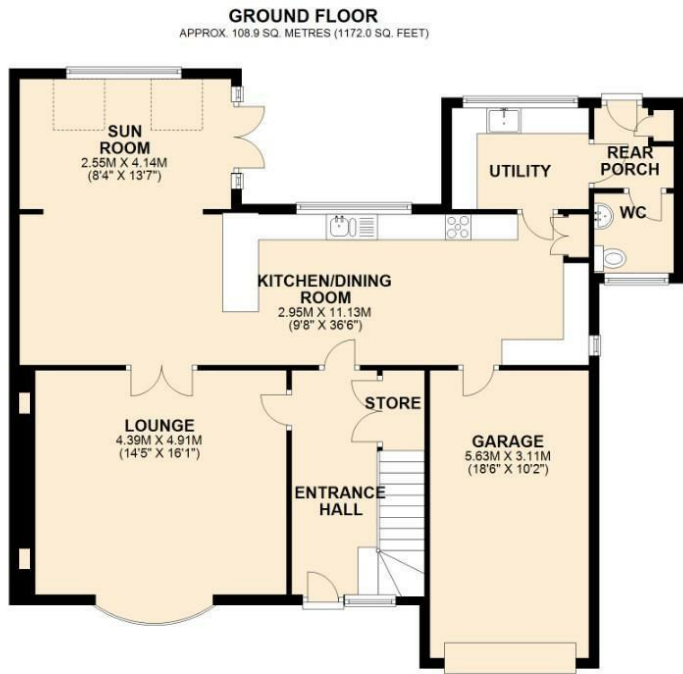
### GARDENS AND GROUNDS

Approached off Pant Hirwaun, no. 44 is set back overlooking common land to the front. The property benefits from a spacious tarmac driveway to the front with off-road parking for 5/6 vehicles and a water feature to the front and access to the single garage. The garage has an electric roller shutter door, power and hot and cold water supply. There is access around to the rear of the property via both sides. To the rear is a superb landscaped garden enclosed with a brick wall and close board fencing, overlooking idyllic views of open fields behind. There is a spacious patio seating area with steps leading up to lawned garden which has decorative shrubs and plants. There is a large outdoor store, outdoor power sockets and water tap.

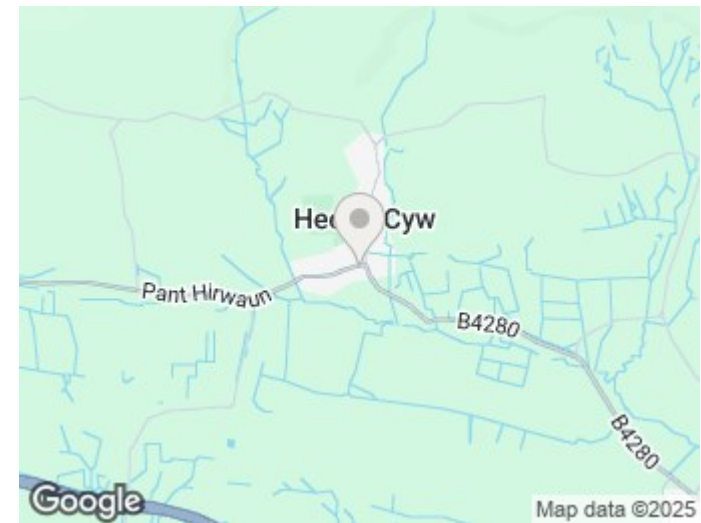
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'E'. Fully owned solar panels to remain. CCTV system with 6 cameras to remain.





TOTAL AREA: APPROX. 201.6 SQ. METRES (2169.5 SQ. FEET)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84	86	
(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



Scan to view property

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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