



8, Pant Hirwaun
Bridgend, CF35 6HH

Watts
& Morgan



8, Pant Hirwaun

Heol-Y-Cyw, Bridgend CF35 6HH

£200,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented 3 bedroom end terrace property being sold with no ongoing chain. Situated in the village of Heol-y-Cyw over-looking common land. Located within walking distance of local village amenities and just a short drive from Pencoed, Bridgend Town Centre and J36 of the M4 motorway . Accommodation comprises; entrance hall, open-plan lounge/dining room, kitchen, utility and WC. First floor; bedroom one with built-in wardrobes, second double bedroom, 1 single room and a family bathroom. Externally offering off-road parking and a landscaped low maintenance rear garden. EPC Rating; 'D'.

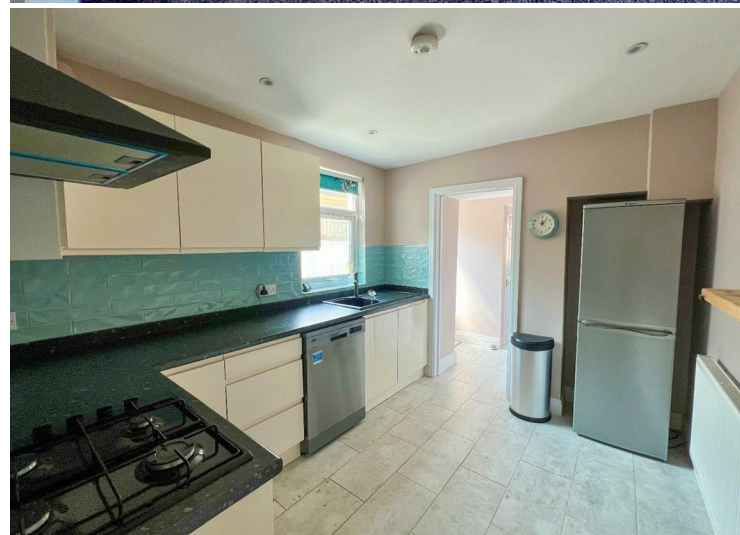
Directions

* Bridgend town centre - 4.5 Miles * Cardiff city centre - 20.1 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with tiled flooring and a carpeted staircase leads up to the first floor. The open-plan lounge/dining room has windows over-looking the front and rear, carpeted flooring and ample space for both lounge and dining furniture. There is a handy understairs storage cupboard. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over. With tiled splash-backs, tiled flooring, recessed spotlighting, a window to the side and a matt black sink with drainer. Appliances to remain include; 4-ring gas hob with splash-back, extractor hood, oven and grill. There is space provided for a freestanding fridge/freezer and dishwasher. A door leads into utility and ground floor WC with built-in storage cupboard housing the has combi boiler. The utility is fitted with wall units and work surfaces over. There is space and plumbing provided for white goods with tiled splash-backs, tiled flooring and a window to the rear. There is a partly glazed PVC door leading out to the rear garden. The ground floor WC is fitted with a 2-piece suite comprising a WC and a wash hand basin with unit. With tiled flooring, tiled splash-back and spotlighting.

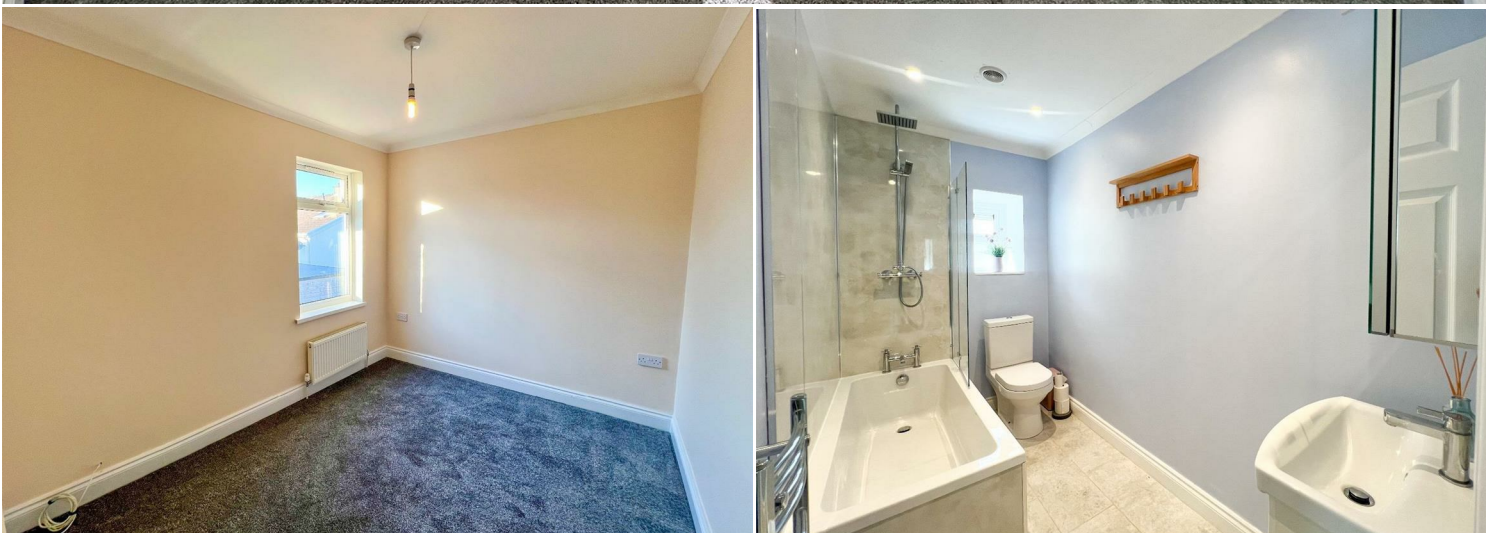
The first floor landing offers carpeted flooring and access to the loft hatch with pull-down ladder attached. Bedroom One is a generous double bedroom with carpeted flooring, 2 sets of windows to the front over-looking common land and built-in bespoke 'Town and Country' wardrobes with sliding doors. Bedroom Two is a second double bedroom with carpeted flooring and a window to the side. Bedroom Three is a single room with carpeted flooring and a window to the rear over-looking the garden. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower and glass screen with panelled walls, WC and a wash hand basin with an LED touch mirror. The bathroom benefits from tiled flooring and a window to the side aspect.

GARDENS AND GROUNDS

Approached off Pant Hirwaun, no. 8 benefits from off-road parking to the road over-looking common land. To the rear is a beautifully landscaped garden with a spacious stone patio area and steps lead up to a further section laid with artificial turf and patio. The rear garden is enclosed via stone wall and timber fencing, there is a gate providing side access around the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'B'.



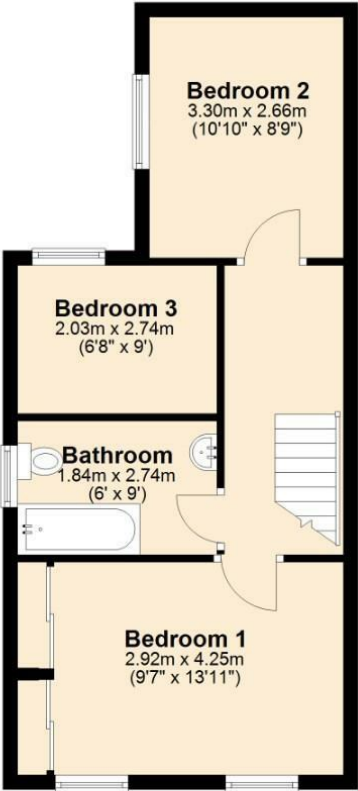
Ground Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



First Floor

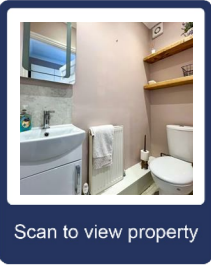
Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		67
(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	



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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