



Ty Cwm Garw, Prospect Place  
Bridgend, CF32 8EE

Watts  
& Morgan



# Ty Cwm Garw, Prospect Place

Pontycymer, Bridgend CF32 8EE

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**£250,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

Situated in the picturesque Garw Valley in Pontycymer this spacious 4 bedroom property offering highly adaptable and flexible living accommodation. Surrounded by rolling hills and various green areas with popular walking routes just off your doorstep. Pontycymer offers an array of local shops and amenities and is located conveniently just a short from Bridgend town centre and J36 of the M4 motorway.

Accommodation comprises; entrance hall, lounge, kitchen/dining room, utility, WC, bedroom one with en-suite shower room and second double bedroom. First floor; 2 double bedrooms and a family. Externally offering a private drive, single garage and landscaped wrap around garden. Being sold with no ongoing chain.

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## Directions

Bridgend - 9.0 Miles M4 motorway - 6.0 Miles Cardiff - 26.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with LVT flooring, and a staircase leads up to the first floor with understairs storage cupboard. All doors lead off to the ground floor rooms. Bedroom One, located on the ground floor, is a double room with carpeted flooring, windows to the front and leads into an en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a double shower enclosure, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the side. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. The living room is a great sized reception room with carpeted flooring, double doors opening out onto the side and a central feature gas fireplace with a marble surround. The open plan kitchen/dining room offers tiled flooring and has been fitted with a range of coordinating base and wall units in white farmhouse style with granite effect worktops and tiled back splash, integral electric oven and grill, halogen hob with extractor hood. There are two windows and patio doors open out to the rear garden. There is ample space for a dining table. The utility room is fitted with wall and base units with work surfaces over. Space and plumbing is provided for appliances. With tiled flooring and a partly glazed PVC door opening out to the side. Bedroom Two is a versatile double bedroom with carpeted flooring and a window to the rear.

The first-floor landing offers carpeted flooring and a built-in storage cupboard. Bedroom Three is a spacious bedroom or second sitting room with carpeted flooring and windows to the front and side. Bedroom Four is a great sized bedroom with carpeted flooring and a window to the side.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin. With carpeted flooring and tiling to the walls.

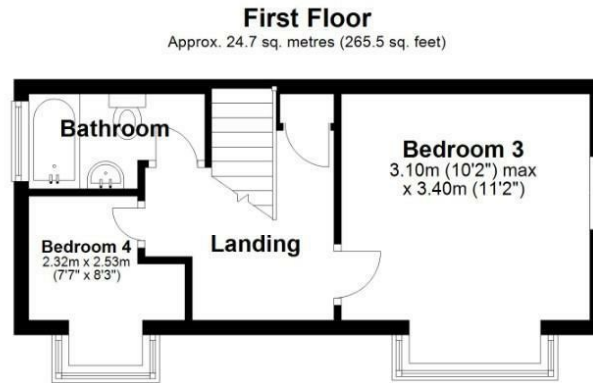
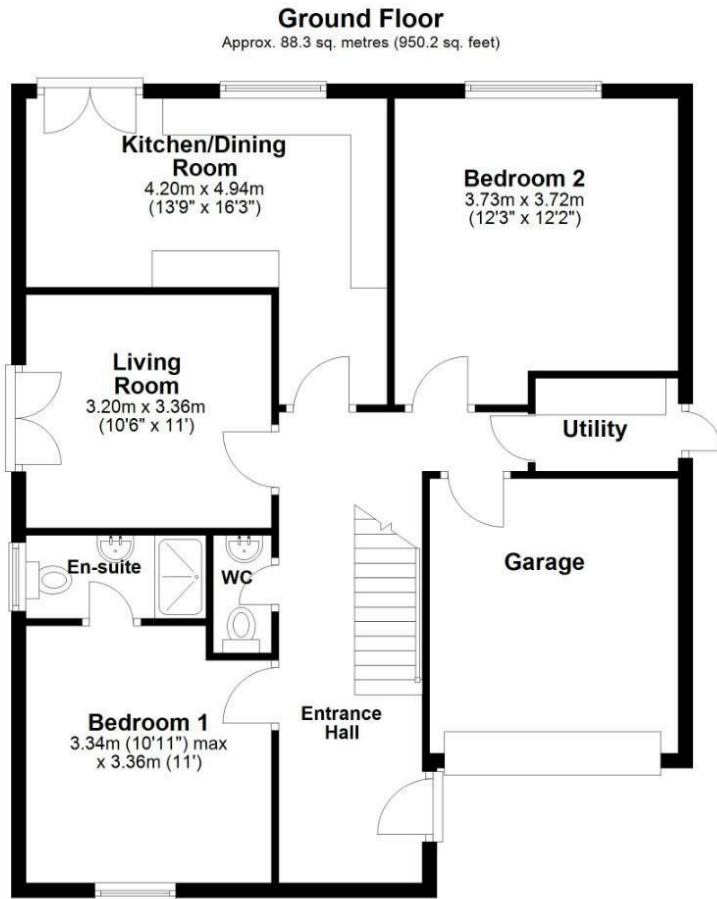
### GARDENS AND GROUNDS

Approached off Prospect Place surrounded by rolling hills and wonderful views over a free flowing stream Ty Cwm Garw has a generous plot with a private drive to the front with off-road parking in front of the single garage with power supply. The garden is a wrap around low maintenance landscaped garden laid with stone chippings ideal for outdoor furniture.

### ADDITIONAL INFORMATION

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

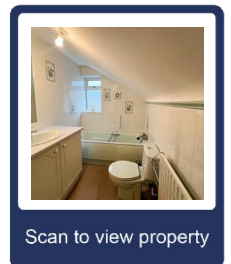




Total area: approx. 112.9 sq. metres (1215.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>70</b>	<b>80</b>
<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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