



33 Heol Tegfryn, Pyle

Bridgend

£225,000



33 Heol Tegfryn

Pyle, Bridgend

Council Tax band: B

Tenure: Freehold

- A significantly extended three bedroom semi detached property
- Immaculately presented throughout
- Situated in a popular residential area, close to local schools, public playing fields and village amenities
- Featuring two reception rooms and an impressive single story kitchen/breakfast rear extension
- Modern fitted kitchen, ground floor shower room and first floor shower room
- Separate ground floor utility room
- Three generous first floor bedrooms
- Potential for a two story side extension (subject to obtaining relevant planning consent)
- Offering generous off road parking for four/five vehicles via a fully tarmac laid driveway
- Conveniently located between the scenic coastline of Porthcawl and the rural countryside of Margam





Hallway

11' 4" x 5' 10" (3.45m x 1.79m)

The property is entered via newly installed composite and glazed panel door, into a light and inviting entrance hallway. The hallway features newly laid laminate wood flooring and provides access to the first floor accommodation via a fixed staircase, with a doorway to the rear giving access to the dining room.

Dining Room

10' 0" x 12' 8" (3.04m x 3.87m)

The dining area is located to the front of the property enjoying views of the public playing field via a large UPVC double glazed window. The room features a double wardrobe storage unit to one wall, ideal for housing coats and shoes, laminate wood flooring and benefits from a focal feature electric fireplace. Internal wooden and glazed panel sliding doors to the rear of the room lead through to the lounge.

Lounge

12' 11" x 12' 5" (3.93m x 3.79m)

The lounge, previously located to the rear of the property benefits from wood laminate flooring and a focal feature electric stove fireplace, with an ornate wooden surround to one wall. The current vendors have further installed a pull down projector screen to one wall with a wall mounted projector opposite. To the rear of the room a doorway to the right hand side leads through to the utility room and a set of wooden and glazed panel double doors give access through to the kitchen/breakfast room extension.





Kitchen/Breakfast room

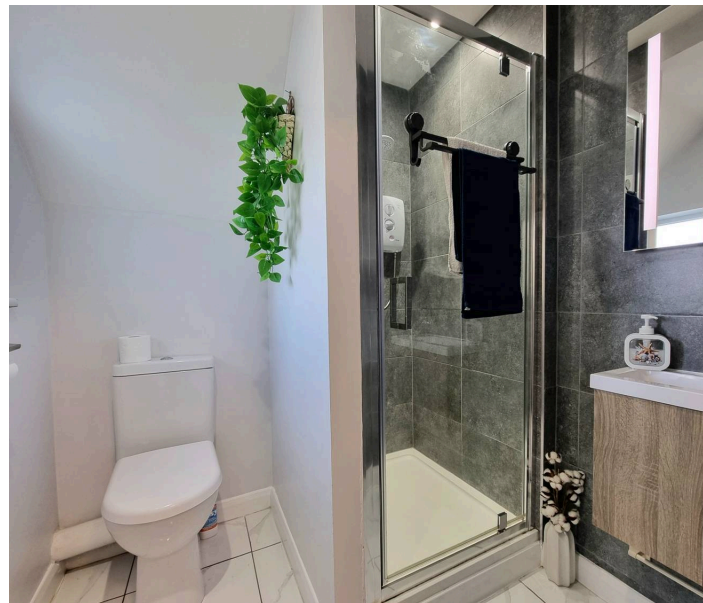
10' 11" x 16' 4" (3.32m x 4.98m)

The impressive open plan kitchen/breakfast room to the rear of the property benefits from marble ceramic tiled flooring throughout and enjoys two large roof skylights, flooding the space with natural light. The kitchen has been fitted with a contemporary range of base, larder and wall mounted units, with complimenting marble effect laminated worktops. It features an integrated fridge/freezer, a new integrated eye level oven and microwave with a new four burner electric hob and a composite sink unit positioned below a UPVC double glazed window with swan neck shower tap. UPVC double glazed patio doors to the rear of the breakfast area provides natural light and access into the rear garden.

Utility Room

6' 4" x 5' 0" (1.93m x 1.53m)

The utility room has been fitted with range of base and larder units matching those of the kitchen. The room offers space and plumbing for one appliance, a stainless steel sink unit with swan neck mixer tap, ceramic tiled flooring and has doorways leading to the ground floor shower room and an external door to the side.



Shower room

The convenient ground floor shower has been fitted with a contemporary white three piece suite comprising; low level WC, enclosed shower cubicle with an electric shower fitted and a vanity wash hand basin with cupboard storage below. The room benefits from a small UPVC obscure double glazed window to the side, a continuation of the ceramic tiled flooring as the utility room, a wall mounted heated towel rail and a wall mounted vanity mirror with lighting.



Bedroom One

11' 4" x 10' 1" (3.45m x 3.08m)

Bedroom one is located to the front of the property and is a good sized double bedroom. The room benefits from fitted carpet flooring and a large UPVC double glazed window to the front, enjoying far ranging views over the nearby public playing field.

Bedroom Two

12' 0" x 12' 8" (3.67m x 3.85m)

The spacious second double bedroom benefits from newly fitted carpet tiled flooring, a useful airing storage cupboard housing the Worcester gas combination boiler and a large UPVC double glazed window to the rear enjoying views over the rear garden.

Bedroom Three

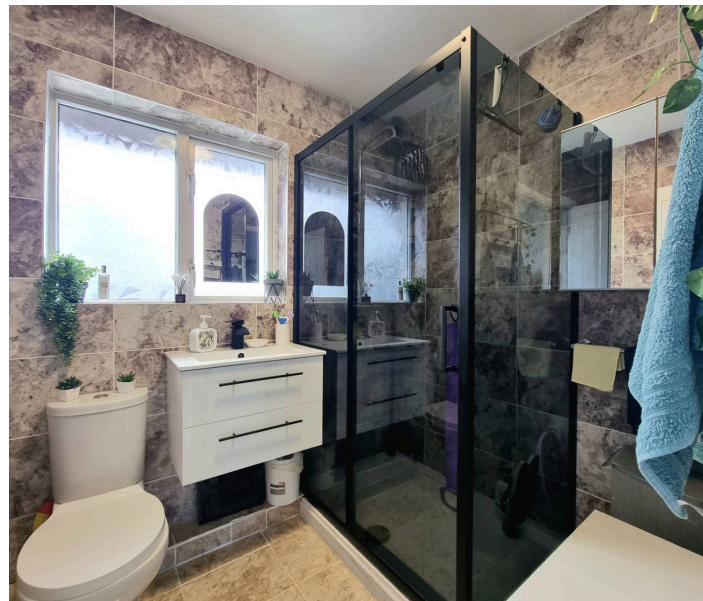
7' 9" x 9' 6" (2.37m x 2.89m)

Bedroom three is a generous sized single bedroom located to the front of the property. Currently used as a dressing room, the room benefits from fitted carpet flooring and a UPVC double glazed window to the front enjoying the same far ranging views as bedroom one.

Shower Room

5' 11" x 6' 6" (1.80m x 1.97m)

The modern fitted shower room to the first floor has been fitted with a three piece suite comprising; low level WC, a vanity wash hand basin with drawer storage below and a fully enclosed double shower cubicle with tinted glazed shower screens. The room features full ceramic tiling to all walls and floor, a wall mounted vanity cabinet, a wall mounted heated towel rail and an obscure UPVC double glazed window to the rear.



REAR GARDEN

The generous level enclosed rear garden enjoys a recently laid ornate paved patio area, followed by two sections of lawn with a central concrete pathway. There are a number of mature shrubs planted to the side of the garden and a small tree to the rear. The paved patio continues around to the one side of the property, leading to the stone built outhouse and the tall wooden side gate. The garden also benefits from an outside water tap, a retractable sun awing and external power sockets.

SIDE GARDEN

Offering convenient access to the driveway, the side veranda area is enclosed by half height picket fencing and enjoys views to the front of the neighbouring playing fields. The veranda is a of solid concrete construction, making it an ideal base for potential side extension (subject to obtaining relevant planning consent).

DRIVEWAY

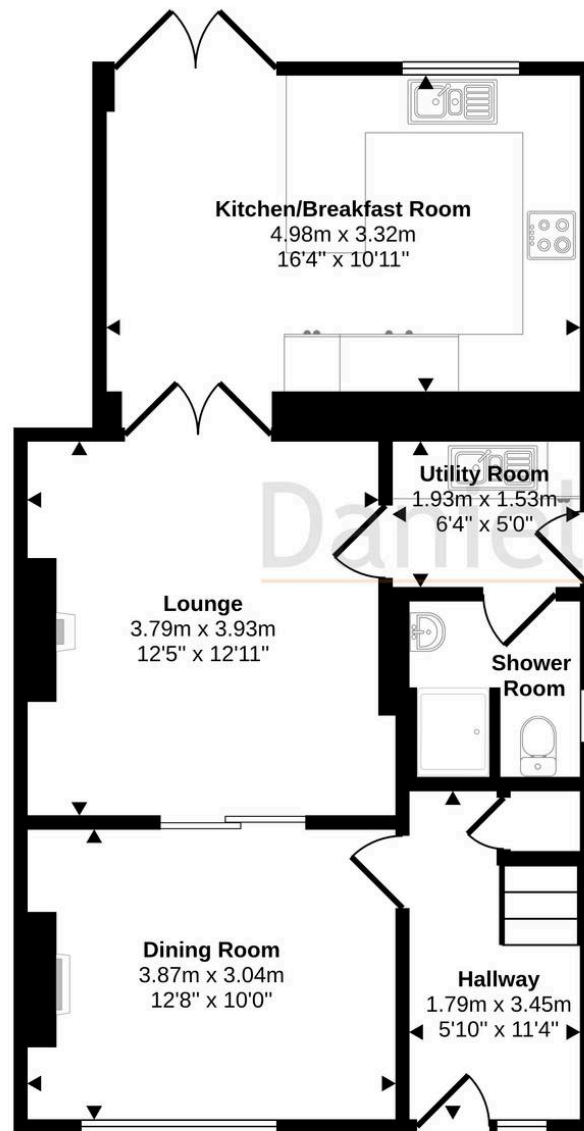
4 Parking Spaces

The vendors have recently installed a large double width driveway, utilising the previous side garden to create a valuable safe off road parking area, laid to tarmac to accommodate four/five vehicles.

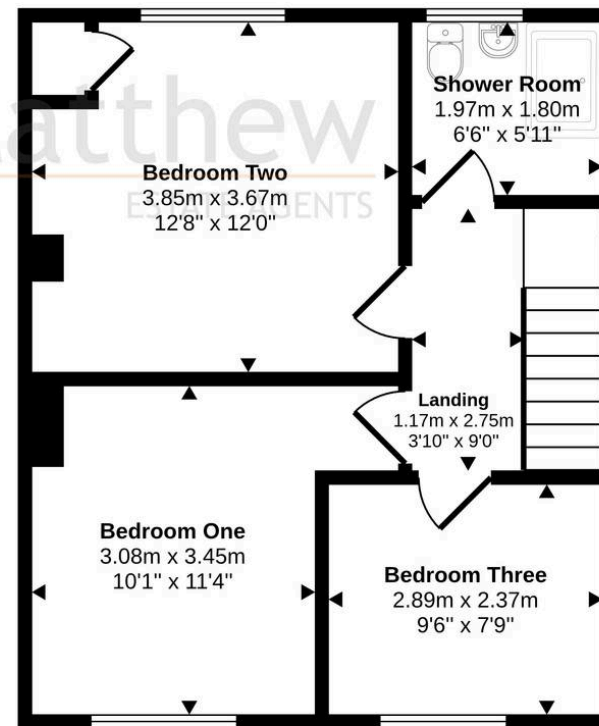




Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 60 sq m / 648 sq ft



First Floor
Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Daniel Matthew Estate Agents

Daniel Matthew Estate Agents, 10 Canolfan - CF31 2LL

01656750764

info@danielmatthew.co.uk

www.danielmatthew.co.uk/

DanielMatthew
ESTATE AGENTS