HUNTERS®

HERE TO GET *you* THERE



Heol-Y-Groes

Bridgend, CF31 1QE

Offers In Excess Of £265,000

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Council Tax: D



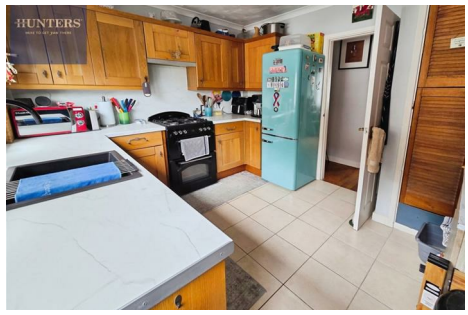


16 Heol-Y-Groes

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Hallway
with original varnished maple flooring, skimmed walls and textured ceiling which is coved with central lighting, front door with side panel, radiator, doors to:

Lounge dining
20'0" x 11'11" (6.10m x 3.63m)
with original varnished wood flooring, skimmed walls and textured ceiling which is coved with two central light fittings, radiator, oak mantle with slate hearth and electric fire, window and glazed door to front and window to side.

Kitchen
10'5" x 9'6" (3.18m x 2.90m)
with tiled flooring, skimmed walls and textured ceiling which is coved with central lighting, radiator, selection of base and walls units in solid oak shaker style with marble effect worktops, composite sink with mixer tap, airing cupbaord with wall mounted boiler, window and door to side.

Bedroom 1
12'00" x 10'00" (3.66m x 3.05m)
with carpets, skimmed walls and textured ceiling which is coved with central lighting, selection of built in wardrobes to side and up and over bed, window to rear, radiator.

Bedroom 2
12'00" x 9'6" (at widest) (3.66m x 2.90m (at widest))
with carpets, skimmed walls and textured ceiling which is coved with central lighting, window to rear, radiator.

Bedroom 3
9'11" x 7'0" (3.02m x 2.13m)
with carpets, skimmed walls and textured ceiling which is coved with central lighting, window to side, radiator.

Bathroom
6'4" x 6'3" (1.93m x 1.91m)
Fitted as a wet room with non slip flooring, marble effect walls and skimmed ceiling which is coved with central light fittings, 2 piece white suite wc and hand basin built into vanity, walk in shower with electric shower, chrome towel radiator, window to side.

Gardens
Large front garden with a block paved drive in front with an additional concrete drive extending to side with enough room for several vehicles, grass to front with some mature trees and bushes.

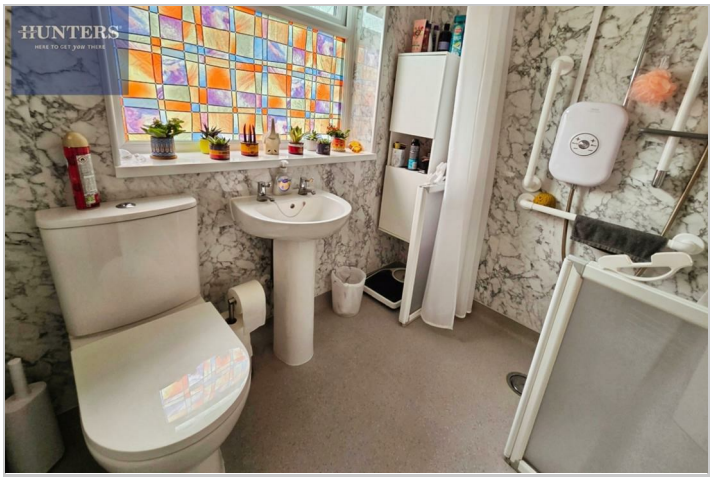
Single detached garage with up and over front door, power and lighting.

Enclosed rear garden with block paved patio against the rear of the house with decorative chippings, raised beds to rear with variety of decorative mature trees and bushes, wooden shed to remain, side gated access to drive.









Road Map



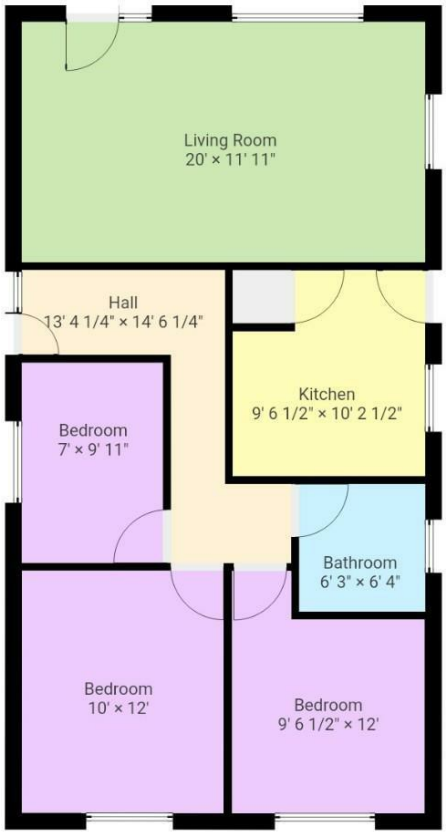
Hybrid Map



Terrain Map



Floor Plan

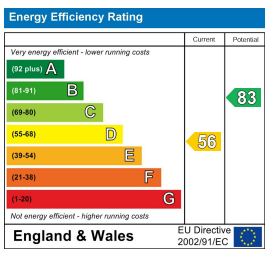


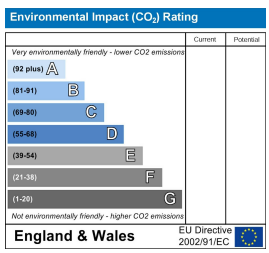
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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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