

HUNTERS[®]

HERE TO GET *you* THERE



Brynteg

Heol-y-Cyw, CF35 6HN

Offers Over £320,000



Council Tax: B



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Hallway

entered through composite front door with glass panel, tiled flooring, skimmed walls and ceilings and central lighting, radiator, , doors to:

Lounge Dining

18'5" x 13'6" (living room) (5.61m x 4.11m (living room))

with laminate flooring, skimmed walls and ceiling with coving and central lighting, window to front, radiator, open fireplace with slate hearth and oak mantle with multi fuel stove, open arch to dining area, stairs to first floor and separate utility cupboard, open plan to kitchen from dining.

Reception

12'6" x 9'2" (3.81m x 2.79m)

with laminate flooring, skimmed walls and ceiling with coving and central lighting, window to front, radiator.

Kitchen

13'6" x 10'2" (4.11m x 3.10m)

with laminate flooring, skimmed walls and ceiling with spot lighting. Selection of base and wall units in white shaker style with oak worktops, integral sink & drainer, appliances to include electric oven and grill, halogen hob and hood, dishwasher and fridge freezer, window to rear open to dining area

Utility

with tiled flooring, skimmed walls and textured ceilings with central lighting, radiator, matching wall units to kitchen with oak worktops, plumbing for washing machine and space for tumble drier, door to cloakroom

Cloakroom

off utility with tiled flooring, tiled / skimmed walls and textured ceiling with central lighting, hand wash basin built into vanity storage and wc, radiator.

Landing

with carpets, skimmed walls and ceiling with central lighting, wood banister and spindles.

Master Bedroom

18'9" x 10'1" (5.72m x 3.07m)

with carpets, skimmed walls and ceiling with central lighting, two radiators, two windows to rear.

Ensuite

with laminate effect flooring, tiled / skimmed walls with skimmed ceiling, spot lighting, wc and sink which is built into vanity storage, separate double walk in shower cubicle with thermostatic shower and glass screen, chrome towel radiator, window to rear.

Bedroom 2

14'2" x 12'3" (at widest) (4.32m x 3.73m (at widest)) with carpets, skimmed walls and ceiling with central lighting, radiator, two windows to front.

Bedroom 3

14'2" x 10'4" (4.32m x 3.15m)

with carpets, skimmed walls and ceiling with central lighting, radiator, window to front, large built in storage cupboard.

Bathroom

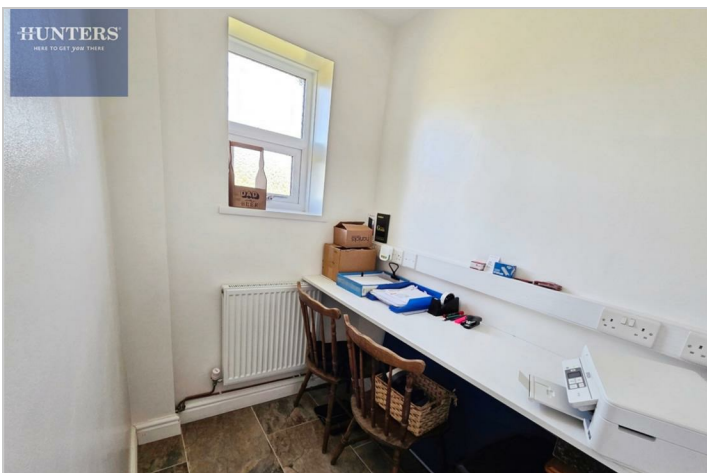
9'0" x 7'2" (2.74m x 2.18m)

with laminate effect flooring, tiled / skimmed walls with skimmed ceiling, spot lighting, wc and sink

which is built into vanity storage, bath with thermostatic shower and glass screen, chrome towel radiator, window to side.

Gardens

Gardens are found at the front of the property with patio area against the house, a central lawn with pathway through centre. Detached block built outbuilding with power and lighting, two windows and door to side.



Road Map



Hybrid Map



Terrain Map



Floor Plan

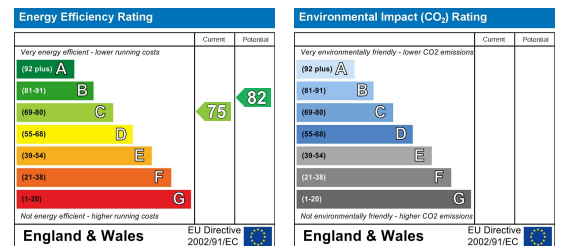


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Viewing

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.