

Payton
Jewell
Caines



Pant Hirwaun, Heol-y-cyw, Bridgend
County. CF35 6HH

£239,950

PJC PAYTON
JEWELL
CAINES

Pant Hirwaun, Heol-y-cyw, Bridgend County. CF35 6HH

Situated in the semi rural sought after village of Heol-y-Cyw comprising entrance porch, inner hallway, lounge, open plan kitchen/diner, three double bedrooms, four piece bathroom suite, good size enclosed rear garden with parking and STUNNING COUNTRYSIDE VIEWS to the rear. NO ONWARD CHAIN.

£239,950

- Semi rural mid terraced house
- Three double bedrooms
- Beautiful countryside views to the rear
- Generous open plan kitchen/diner
- Large four piece bathroom
- Sought after semi rural village location
- EPC - D / Council tax - B



DESCRIPTION

FANTASTIC VIEWS TO THE REAR!

A deceptively generous mid terrace cottage situated in the semi-rural village of Heol Y Cyw and benefiting from far reaching rural countryside views to the rear. The property has a lovely open plan, social kitchen / diner, a good sized lounge to the front and a handy covered area to the rear which is ideal for all weather entertaining!

Heol Y Cyw lies between Pencoed and Bryncethin and gives easy access to both Junction 35 and 36 of the M4. The village boasts a popular rugby club, local convenience shop, Plough and Harrow pub and garden nursery.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE

Via part frosted and glazed PVCu front door into the inner hallway.

INNER HALLWAY

Wall mounted electricity meter, emulsioned walls, skirting and carpeted tiled flooring. Doorway through to the lounge.

LOUNGE (14' 9" x 21' 4") or (4.50m x 6.50m)

Dual aspect natural light via PVCu double glazed windows to the front and to the rear both with fitted vertical blinds and finished with matching light fittings to remain. Emulsioned walls with one feature papered wall, skirting and fitted carpet. Modern vertical radiatorS, storage space under the stairs and doorway through to the open plan kitchen/diner.

KITCHEN/DINER (25' 11" x 11' 2") or (7.90m x 3.40m)

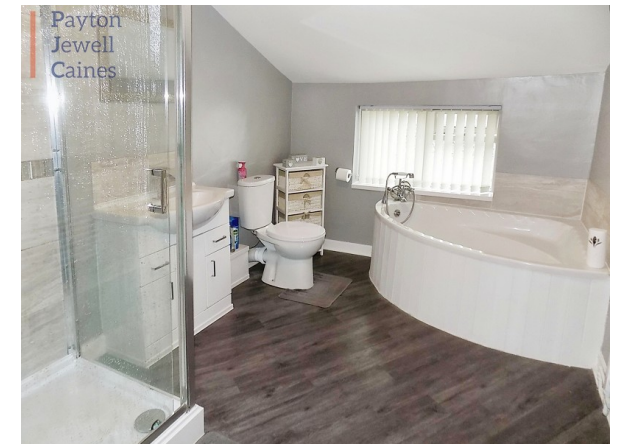
PVCu double glazed windows to the side one with a vertical blind and one with a roller blind and PVCu double glazed French doors leading out to the rear garden with fitted vertical blind. Emulsioned and coved ceiling, recessed LED spot lights, emulsioned walls, skirting and wood effect flooring. Built in bench and generous space for dining table and chairs and two modern vertical radiator. The kitchen is arranged with low level and wall mounted units in high gloss cream with brushed chrome handles and complementary roll top work surface with ceramic tiles to the up stand. Integrated electric oven with electric hob, overhead extractor hood and glass splash back. One and half basin sink with swan neck tap and drainer, space for high level fridge/freezer, plumbing for automatic washing machine and dishwasher. Fitted storage cupboard with shelving.

LANDING

Via stairs with fitted carpet and wooden balustrade. Stairs leading to the second floor with fitted carpet and wooden balustrade.

BEDROOM 1 (13' 5" x 9' 10") or (4.10m x 3.0m)

Overlooking the front via two PVCu double glazed windows both with vertical blinds and finished with a textured and coved ceiling, central light fitting to remain, emulsioned walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with sliding doors.



BEDROOM 3 (8' 10" x 11' 2") or (2.70m x 3.40m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned and coved ceilings, central light fitting to remain, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe and fitted storage cupboard housing a Worcester gas combination boiler.

BATHROOM

Timber framed window to the rear with a fitted vertical blind, emulsioned ceiling with central spot lights, emulsioned walls and LVT flooring. Four piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and corner bath with chrome mixer tap and shower attachment and large walk in shower with a wall mounted electric shower, ceramic tiles to all splash backs and sliding glazed doors. Wall mounted heated towel rail.

SECOND FLOOR LANDING

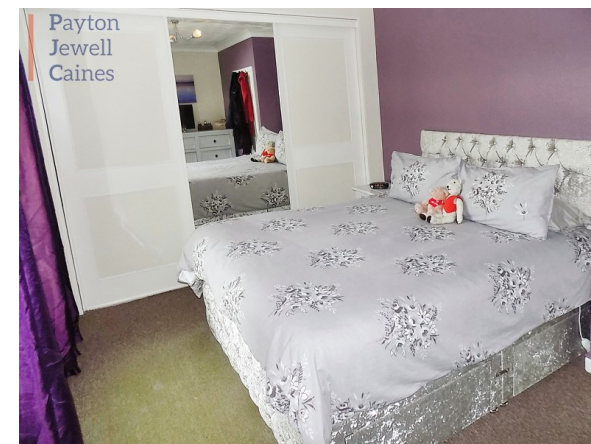
PVCu double glazed window overlooking the rear.

BEDROOM 2 (14' 9" x 11' 2") or (4.50m x 3.40m)

Overlooking the rear via PVCu double glazed window and finished with central light fitting, emulsioned walls with one feature wooden tongue and groove wall, skirting and fitted carpet.


OUTSIDE

Good size covered area to the rear with trellis and artificial grass and gated access to the side of the property. Good area of lawn with children's play house and rear timber storage with PVCu window and parking to the rear. Outside power and lighting.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk