

Payton  
Jewell  
Caines



Cuckoo Street, Pantygog, Bridgend County.  
CF32 8DR

£115,000

**PJC** PAYTON  
JEWELL  
CAINES

## Cuckoo Street, Pantygog, Bridgend County. CF32 8DR

Two bedroom mid terrace cottage benefiting from beautiful views over the valley. The property comprises entrance hall, lounge, kitchen/diner, bathroom, two bedrooms and rear garden. The property would make an ideal first time buy.

£115,000

- Traditional double fronted cottage
- Open plan kitchen/diner
- Beautiful views up and down the valley from the elevated garden
- Gas fired combination boiler (recently fitted)
- Ideal first time purchase/ EPC - , Council tax band - A
- Within an 8 minute drive of junction 36 of the M4 motorway



## DESCRIPTION

Two bedroom mid terrace cottage benefiting from beautiful views over the valley. The property comprises entrance hall, lounge, kitchen/diner, bathroom, two bedrooms and rear garden. The property would make an ideal first time buy.

Pantygog is a small village situated within the Garw Valley approximately 8 minutes from the M4 at Junction 36 and benefiting from beautiful valley views. The property is a pretty double fronted cottage with an open plan kitchen /dining area, lounge, 2 bedrooms and a bathroom. The tiered garden to the rear offers patio space for alfresco dining, a greenhouse and an elevated decking area to enjoy the views to the north and south of the valley. There are open fields to the rear.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall with wall mounted electric meter, papered walls, skirting and a wood effect laminate floor.

## LOUNGE (16' 1" x 9' 10") or (4.90m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with exposed timber beam, emulsioned walls, skirting and a continuation of the laminate floor. Feature fireplace(not currently working aesthetic only) with a pebble effect, marble heath, back plate and wooden mantel.

## KITCHEN/DINER (15' 11" x 9' 6") or (4.85m x 2.90m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with a fitted vertical blind and a PVCu double glazed window overlooking the rear. The dining area is finished with emulsioned ceiling, recessed LED spot lights, exposed timber beam, emulsioned walls with one feature papered wall, laminate floor, fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler.

Small step up to the kitchen area. A range of low level and wall mounted kitchen units in cream with brushed chrome handles and a complementary roll top work surface with built in breakfast bar and ceramic tiled floor. Integrated electric oven with electric hob and overhead extractor. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine. Space for high level fridge/freezer. Under stair storage cupboard. PVCu double glazed door leading to the rear garden.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. PVCu double glazed window overlooking the rear garden with a fitted roller blind. Access to loft storage with a pull down ladder and a light fitting to remain.

## BEDROOM 1 (15' 11" x 9' 10") or (4.85m x 3.00m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling with recessed LED spot lights, coving, emulsioned walls with one feature papered wall, skirting and a laminate floor.

## BEDROOM 2 (7' 7" x 13' 7") or (2.30m x 4.15m)

Narrowing to 1.70m x 2.80m. L shaped room. Overlooking the front via two PVCu double glazed windows both with vertical blinds and finished with emulsioned and coved ceiling, papered walls, skirting and a laminate floor.



## BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind, central light fitting, emulsioned and coved ceiling, emulsioned walls with half height ceramic tiles and full height to two walls, radiator and ceramic tiled floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap, vanity shelf and storage below and a bath with chrome mixer tap, over bath electric shower and side glazed screen.

## OUTSIDE

Enclosed tiered rear garden with external storage, sheds, external WC, fish pond, seating patio area for outside dining, area of lawn, mature trees and shrubs, glass house and an area of decking at the top benefiting from beautiful valley views.

Enclosed front forecourt laid to patio.


## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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>		
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.



## Awaiting Floorplans

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