

FOR  
SALE



2 Heol Pont George, Pyle, Bridgend, Mid Glamorgan CF33 6JB

Offers over £255,000 - Freehold

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Discover the perfect family home in this charming four-bedroom semi-detached house nestled in a peaceful cul-de-sac in Pyle. Offering spacious and versatile living, the property features three generous reception rooms including a bright sun room that floods the space with natural light, creating an inviting atmosphere for relaxation and family gatherings. The heart of the home is the open-plan kitchen/diner/playroom, designed to accommodate daily living and entertaining with ease, ideal for busy family life. Benefit from practical off-road parking complete with an EV charger, adding convenience and future-proofing your lifestyle. With a well-appointed bathroom and plenty of space for everyone, this property truly combines functionality with comfort in a desirable location. Don't miss the chance to make this fantastic home yours, perfectly suited for those seeking quality family living in Pyle.

## POINTS OF INTEREST

- Great family living
- Four bedroom semi detached house
- Cul de sac location
- Sun room
- Off road parking and EV charger
- Kitchen / diner / playroom



## ROOM DESCRIPTIONS

### Entrance

Via wood effect part glazed PVCu door into the entrance hall finished with textured and coved ceiling, emulsioned walls, skirting and light oak wood effect laminate flooring. Stairs leading to first floor.

### Lounge

3.55m x 7.47m (11' 8" x 24' 6") Emulsioned ceiling and walls, coving, centre spot lights, PVCu window overlooking the front of the property, radiator, skirting and a continuation of the light oak laminate flooring. Two large arch ways leading off to the sun room and the kitchen/diner.

### Sun room

2.54m x 3.03m (8' 4" x 9' 11") Vaulted ceiling, coving, inset spot lights, emulsioned walls, French doors leading out to the rear garden with side window panels, skirting and tiled flooring.

### Kitchen/diner

2.02m x 10.77m (6' 8" x 35' 4") Skimmed ceiling, emulsioned walls, coving, centre lights, skirting and a continuation of the wood flooring to the dining area and black tiled effect laminate flooring the to kitchen area. A range of beech shaker style wall and base units with a complementary black quartz effect work surface. Built in single oven, five ring gas hob and overhead extractor. Integrated dishwasher. Space for washing machine and space for tumble dryer. Space for fridge/freezer. One and a half stainless steel sink with chrome mixer tap. Large PVCu window overlooking the garden.

### First floor landing

Via stairs. Textured and coved ceiling, centre light, smoke alarm, access to loft, skirting and fitted carpet. Doors leading off.

### Bedroom 1

3.49m x 4.16m (11' 5" x 13' 8") Textured ceiling, centre light, coving, emulsioned walls, radiator, PVCu window overlooking the front of the property, skirting and fitted carpet.

### Bedroom 2

1.52m x 3.90m (5' 0" x 12' 10") Textured and coved ceiling, centre light, emulsioned walls, radiator, PVCu window overlooking the rear garden, skirting and fitted carpet.

### Bedroom 3

2.01m x 2.70m (6' 7" x 8' 10") Emulsioned and coved ceiling, centre light, emulsioned walls, radiator, PVCu window overlooking the front of the property, skirting and fitted carpet.

### L Shaped Bedroom 4

2.07m x 3.49m (6' 9" x 11' 5") Currently used as a walk in dressing room. Emulsioned ceiling and walls, centre light, skirting, radiator, PVCu window overlooking the rear garden and light grey wood effect flooring.

### Family Bathroom

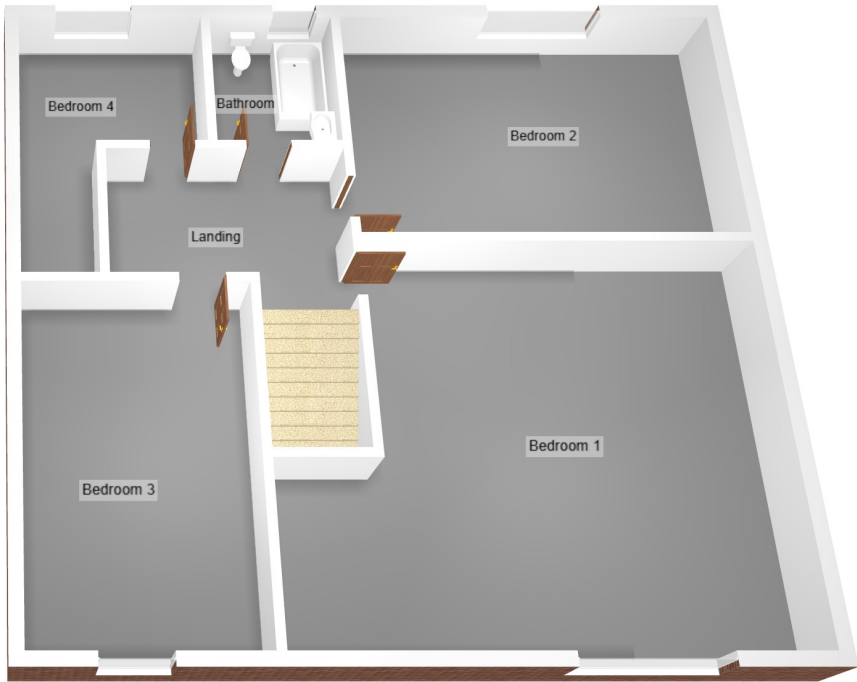
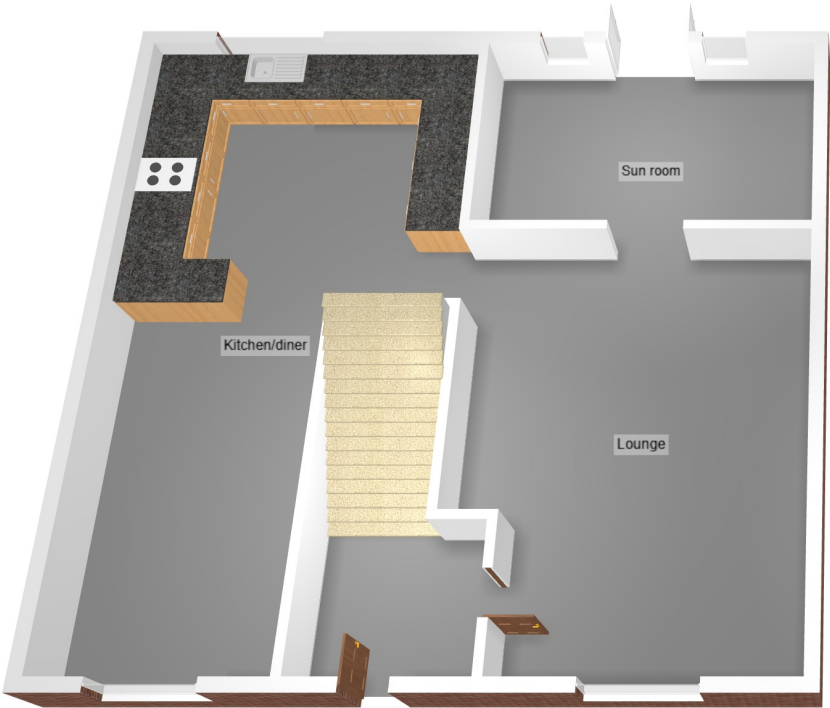
1.35m x 2.28m (4' 5" x 7' 6") Textured ceiling, centre light, part emulsioned/part tiled walls, chrome towel rail radiator, mirrored cabinet, PVCu obscured window overlooking the rear garden and tiled flooring. Three piece suite comprising low level WC, vanity sink unit and bath with chrome mixer tap and shower attachment.

### Outside

The rear garden is bounded by featherboard edging, low maintenance, area laid to artificial grass with a shale border.

The front of the property is bounded by picket fence, off road parking for two/three cars with shale border. EV charger.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC