

FOR  
SALE





## PROPERTY SUMMARY

Fully refurbished three double bedroom mid terraced house situated within Heol Y Cyw comprising entrance hall, lounge, open plan kitchen / diner, utility area, first floor shower room, three bedrooms and enclosed rear garden with garage/ off road parking space. Ideal first time purchase. Viewing highly recommended.

The village of Heol y Cyw is a location with good road links to the M4 at junction 35. This property would suit a family looking for a semi rural location, close to playing fields and Heol Y Cyw rugby club.

Pencoed is within a short drive with access to a railway station giving access to all major commutable destinations, several good primary schools and a comprehensive school, shops and a leisure centre.

## POINTS OF INTEREST

- Three bedroom mid terrace house
- Kitchen/diner
- Lounge
- Garage to the rear via rear lane access
- Utility space
- Refurbished throughout
- Off road parking space to the rear



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed composite door into the entrance hall finished with emulsioned ceiling with sunken white spot lights, smoke alarm, emulsioned walls with one feature wood panelled wall, wall mounted electric consumer box, radiator, skirting and grey wood effect tiled flooring. Stairs leading to the first floor. Door leading to kitchen/ diner and door leading to lounge.

### Lounge

3.09m x 6.05m (10' 2" x 19' 10") Emulsioned ceiling with sunken white spot lights, emulsioned walls, dual aspect natural light via PVCu double glazed window overlooking the front and further PVCu double glazed window overlooking the rear, log burner, radiator, skirting and wood effect laminate flooring. Cupboard housing gas combination boiler.

### Kitchen/diner

3.14m x 6.09m (10' 4" x 20' 0") Emulsioned ceiling with sunken spot lights to the kitchen area and centre spot light to the dining area, emulsioned walls, PVCu double glazed window overlooking the front, timber framed window overlooking the utility area, PVCu frosted double glazed door leading into the utility space, skirting and a continuation of the tiled flooring. A range of wall and base units in a gloss grey with complementary white Zenith composite square edge work surface. Integrated five ring electric hob with overhead black extractor fan. Integrated appliances to include double electric oven, fridge/freezer and dishwasher. One and a half grey resin sink with mixer tap. Space for good sized family dining room table and chairs. Opening into under stairs storage cupboard.

### Utility

1.76m x 3.93m (5' 9" x 12' 11") Lean to perspex roof, timber framed single glazed windows set on dwarf wall, slab flooring. Plumbing for washing machine. Space for tumble dryer and space for extra fridge/freezer. Timber door leading out to rear garden.

### First floor landing

Via stairs with fitted carpet and fitted hand rail. Doors leading to three bedrooms and family bathroom. Emulsioned ceiling, centre light, smoke alarm, access to loft, emulsioned walls, PVCu double glazed window overlooking the

rear, radiator, skirting and a continuation of the fitted carpet.

### Family shower room

2.17m x 2.86m (7' 1" x 9' 5") Emulsioned ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, wall mounted electric mirror, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the rear, built in storage around the WC and sink area, skirting and tiled flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and large walk in shower with folding glass screen and overhead chrome mixer shower with hand held attachment..

### Bedroom 1

3.07m x 4.12m (10' 1" x 13' 6") Emulsioned ceiling, centre fan light, emulsioned walls, two PVCu double glazed windows overlooking the front, radiator, skirting and a continuation of the fitted carpet.

### Bedroom 2

2.94m x 3.15m (9' 8" x 10' 4") Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, skirting and grey wood effect laminate flooring.

### Bedroom 3

3.00m x 3.10m (9' 10" x 10' 2") Emulsioned ceiling with sunken spot lights, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and grey wood effect laminate flooring.

### Outside

Good sized enclosed private rear garden with an area laid to Indian sandstone patio ideal for garden furniture, area laid to lawn, decorative stone area, courtesy door to garage. Space for freestanding shed. Parking space to the rear via rear lane access.

### Garage

Access via rear lane, traditional up and over door to the front and courtesy door to rear garden.







Awaiting EPC &  
Floorplan