



Ty Gwyn Close, Heol-y-cyw, Bridgend
County. CF35 6HZ

£270,000

PCJ PAYTON
JEWELL
CAINES

Ty Gwyn Close, Heol-y-cyw, Bridgend County. CF35 6HZ

Three bedroom DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, downstairs w.c. three bedrooms, family bathroom, front and rear gardens, GARAGE and DRIVEWAY. Viewing recommended.

£270,000 - Freehold

- Three bedroom detached house
- Two reception rooms
- Semi rural village location
- Generous gardens to the rear with mature landscaping
- Driveway and single garage
- EPC - E / Council tax - D



DESCRIPTION

Introducing this three bedroom detached house, located at the end of a small private road, located off Heol-Y-Cyw high Street.

Benefiting from a fabulous private rear garden, surrounded by, and containing, mature trees and shrubs.

The property would benefit from some internal modernisation and is sold with no onward chain. Viewing is recommended.

ENTRANCE

Via timber framed glazed door into the entrance hall.

ENTRANCE HALL

Coved ceiling and central light pendant, emulsioned walls, skirting and tile effect laminate flooring. Stairs leading to the first floor and doorway through to the downstairs w.c.

DOWNSTAIRS W.C.

Frosted glazed window to the side with a fitted roller blind, coved ceiling, emulsioned walls, skirting, radiator and vinyl flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap.

RECEPTION ROOM 1 (16' 1" x 11' 6") or (4.90m x 3.50m)

Benefiting from dual aspect natural light via a double glazed timber frame with PVCu clad bow window overlooking the front garden and a double glazed timber frame PVCu clad window overlooking the rear garden both with fitted vertical blinds. The room is finished with a central light pendant, coved ceiling, emulsioned walls, skirting and wood effect laminate flooring. Feature fireplace which is an electric pebble effect with brushed chrome surround, marble hearth, back plate and mantle.

RECEPTION ROOM 2 (10' 6" x 9' 10") or (3.20m x 3.0m)

Overlooking the rear of the property via double glazed timber window with PVCu cladding to the rear and finished with central light fitting, coved ceiling, emulsioned walls, skirting and tile effect laminate floor.

KITCHEN (10' 6" x 8' 10") or (3.20m x 2.70m)

Overlooking the front of the property via timber frame with uPVC cladding double glazed window and finished with a coved ceiling with central light fitting, emulsioned walls, skirting and tile effect laminate flooring. A range of low level and wall mounted kitchen units in white with a complementary roll top work surface housing an inset one and half basin sink with swan neck tap and drainer. Integrated waist height electric oven, fitted electric hob, plumbing for automatic washing machine and space for fridge/freezer. Floor mounted Ideal Mexico gas boiler, internal timber glazed door leading through to reception room two. Part frosted glazed door leading to the side driveway.

LANDING

Via stairs with fitted carpet and wooden balustrade. Double glazed window overlooking the rear garden on the half landing. Access to loft storage, fitted storage cupboard housing the hot water tank and additional shelving.



BEDROOM 1 (16' 1" x 11' 6" max) or (4.90m x 3.50m max)

Dual aspect natural light via timber frame double glazed windows with uPVC cladding to the front and rear and finished with central pendant, coved ceiling, emulsioned walls, skirting and fitted carpet.

FAMILY BATHROOM

Frosted glazed window to the side, central light fitting, emulsioned walls with half height ceramic tiles, radiator and vinyl flooring. Four piece suite comprising w.c. wash hand basin with mixer tap, bath with mixer tap and shower tray.

BEDROOM 2 (11' 10" x 10' 6") or (3.60m x 3.20m)

Overlooking the front via double glazed timber framed window with uPVC cladding and finished with central light fitting, emulsioned wall, skirting and fitted carpet. Triple fitted wardrobe with sliding mirrored doors and additional shelving.

BEDROOM 3 (10' 6" x 6' 11") or (3.20m x 2.10m)

Overlooking the rear via double glazed timber framed window with uPVC cladding with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.


OUTSIDE

Detached single garage with swing door to the front. The rear garden is laid to an area of Cotswold stone with raised beds, side covered walkway with steps leading up to the glass house and shed. Generous lawn with mature trees and shrubs and a pond.

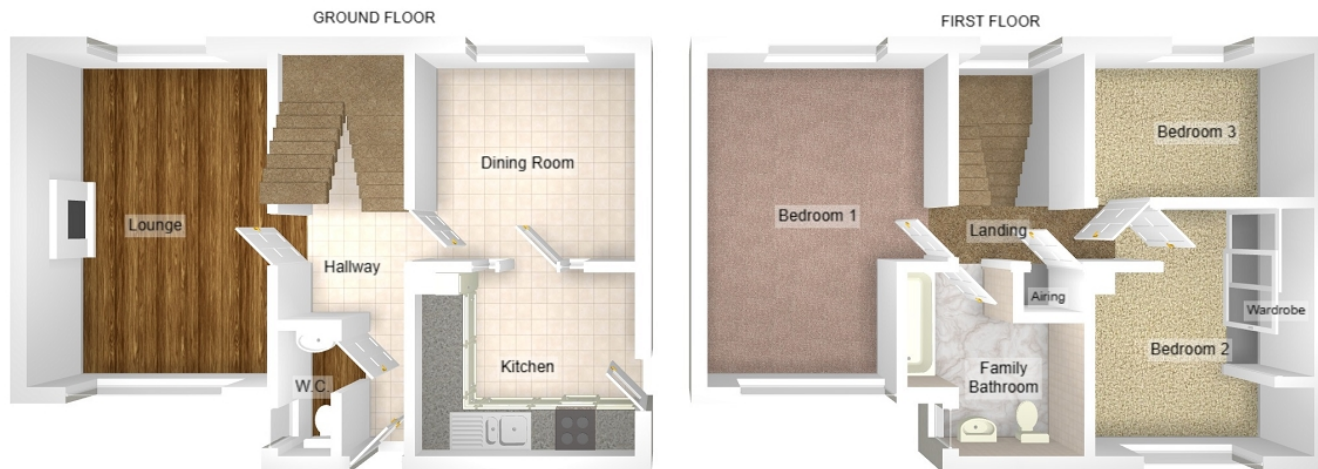
Enclosed front garden laid to lawn with mature trees and shrubs and side gated access to the rear.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(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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