DanielMatthew
ESTATE AGENTS

Heol Y Felin,
Heol-y-cyw,
Bridgend County.
CF35 6LE

150,000

- Three Bedrooms
- Lounge
- Kitchen/Diner
- Dining Room
- Downstairs Cloakroom
- Family Bathroom
- No Chain
- Village of Heol Y Cyw with beautiful walks and scenery
- Fields to rear of the House

Ref: PRA10439

Viewing Instructions: Strictly By Appointment Only

General Description

"Three Bedroom Semi Detached" Daniel matthew are pleased to present this charming three bedroom semi detached with and a kitchen/diner and cloakroom to the downstairs. To the first floor three bedrooms and family bathroom. This property offers the perfect balance of rural ser entity with filed's to the rear of this private garden and home. This property is offered with no chain and is an opportunity to purchase a family home set in a village location of Heol Y Cyw.

Accommodation

Entrance

Enter via side UPVC door to hall access, plain walls, textured ceiling, radiator, stairs access to first floor, access to all ground floor rooms and carpet flooring.

Lounge (14' 4" x 11' 7") or (4.38m x 3.52m)

UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring, radiator and back boiler gas fire.

Kitchen/ Diner (15' 8" x 6' 6") or (4.77m x 1.99m)

UPVC window and door to the rear, accessing the peaceful garden.

Range of wall and base units with complimentary worktop, space for gas cooker, space for washing machine, stainless steel sink with separate hot and cold taps, plain walls, vinyl flooring, textured ceiling and radiator.

Dining Room (11' 0" x 10' 2") or (3.35m x 3.09m)

UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring, radiator and back boiler gas fire.

Cloakroom/w.c

Cloakroom has a low level wc and pedestal wash hand basin, plain walls, textured ceiling, vinyl flooring and rear aspect window.

Landing

UPVC double glazed window to side aspect, plain walls, textured ceiling, carpet flooring and access to first floor rooms.

Bedroom One (12' 6" x 11' 7") or (3.80m x 3.54m)

UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring and radiator.

Bedroom Two (11' 1" x 10' 2") or (3.38m x 3.09m)

UPVC double glazed window to rear aspect, papered walls, textured ceiling, carpet flooring and radiaotr.

Bedroom Three (9' 6" x 12' 0") or (2.89m x 3.65m)

UPVC double glazed window to front aspect, papered walls, textured ceiling, carpet flooring and radiator.

Bathroom (5' 11" x 5' 5") or (1.80m x 1.65m)

UPVC double glazed window, three piece suite comprising panel bath with electric shower over, plain NAND tile walls, vinyl flooring, textured ceiling, towel radiator, low level wc and pedestal wash hand basin.

Outside

Front - Drive for one car with access to the front elevated apart of the garden with wall boundary and mature bushes.

Rear- Tiered garden with fence boundaries and fields to the rear, "A Must To View To Appreciate", Path leading to all part of the elevated garden in a beautiful and peaceful location.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 61

Tenure

We are informed that the tenure is Freehold

Length of lease: .

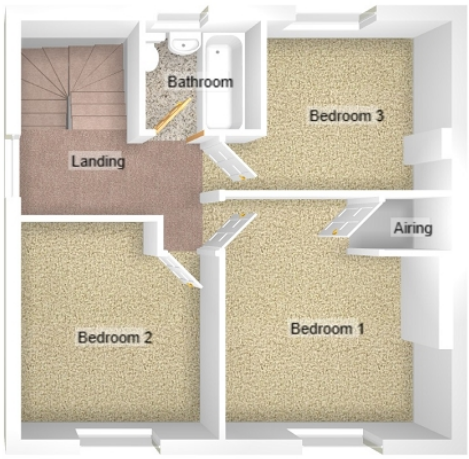
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.