

10 Bryn Cottages
Pontyrhyl
Bridgend County
CF32 8PX

£99,950



- Three Bedroom Mid Terrace
- Spacious Lounge / Dining Room
- Fitted Kitchen with Appliances to Remain
- Shower Room with vanity Cupboard
- Beautiful Mountain Views To Rear
- Fairly New Fitted Carpets To First Floor
- Combination Boiler
- An Opportunity to Enhance This Family Home
- No ongoing Chain



Ref: PRA10456

Viewing Instructions: Strictly By Appointment Only

General Description

NO ONGOING CHAIN This three bedroom mid-terraced property is offered for sale with no ongoing chain. This family home benefits from stunning views to the rear of the property over looking mountainside. The property is a great opportunity for someone looking to enhance and upgrade. Comprising of: Entrance hallway, open plan lounge / dining room and fitted kitchen to the ground floor. The first floor has a landing three bedrooms and a shower room. The M4 is approximately 15 minutes drive. To arrange a viewing please contact Daniel Matthew on 01656 750764.

Accommodation



Hallway

Enter via UPVC front door into hallway. Artexed ceiling and skimmed walls. Fuse box. Staircase with fitted carpets leading to first floor. Door leading to lounge / dining room.



Lounge/Diner (20' 4" x 11' 9") or (6.20m x 3.57m)

A spacious through lounge / diner with UPVC window with blinds to the front of the property. Artexed ceiling and skimmed walls. Fitted carpets. Mahogany mantle piece with a hearth and inset electric fire. Two radiators. Door to under stairs storage cupboard. Door leading to kitchen.



Kitchen (9' 6" x 8' 11") or (2.89m x 2.71m)

A fully fitted modern fitted kitchen with wall and base units to include inset draws with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer taps. Built in electric oven and microwave with a gas hob. Integrated fridge freezer and washing machine. Breakfast bar with radiator under. Artexed and coved ceiling with ceramic tiled floor. UPVC window to side and door leading to rear garden.



Landing

The landing has an artexed ceiling, skimmed walls and fitted carpets. Access to loft. Doors to all first floor rooms.



Bedroom One (11' 7" x 9' 11") or (3.54m x 3.03m)

Situated to the front of the property with artexed ceiling, skimmed walls and fitted carpets. UPVC double glazed window with vertical blinds to remain and radiator under.



Bedroom Two (10' 0" x 8' 4") or (3.06m x 2.55m)

Situated to the rear with artexed ceiling, skimmed walls and fitted carpets. UPVC double glazed window to rear giving pleasant views with radiator under.



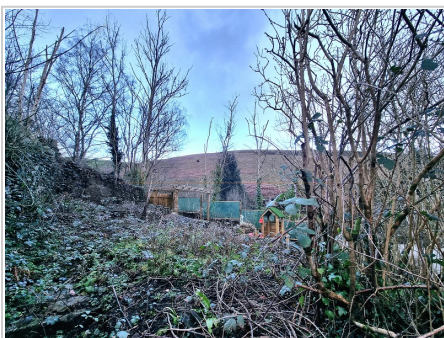
Bedroom Three (10' 0" x 5' 3") or (3.05m x 1.60m)

Situated to the front with artexed ceiling, skimmed walls and fitted carpets. UPVC double glazed window to front with vertical blinds to remain and radiator under.



Shower Room (9' 3" x 7' 11") or (2.81m x 2.42m)

A white three piece suite which includes a cubicle shower and WC with sink built into a vanity cupboard. Half tiling to walls. Skimmed ceiling. Radiator. UPVC double glazed window. Cupboard housing the Baxi combination boiler.



Outside

The front of the property has steps leading from the pavement to the front door.

The rear is elevated with steps leading up to garden area with beautiful mountain views.

Services

Mains electricity, mains water, mains gas, mains drainage

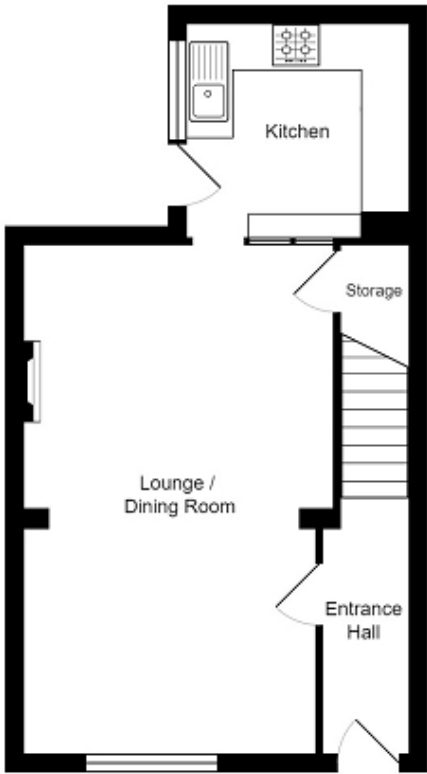
EPC Rating: D65

Tenure

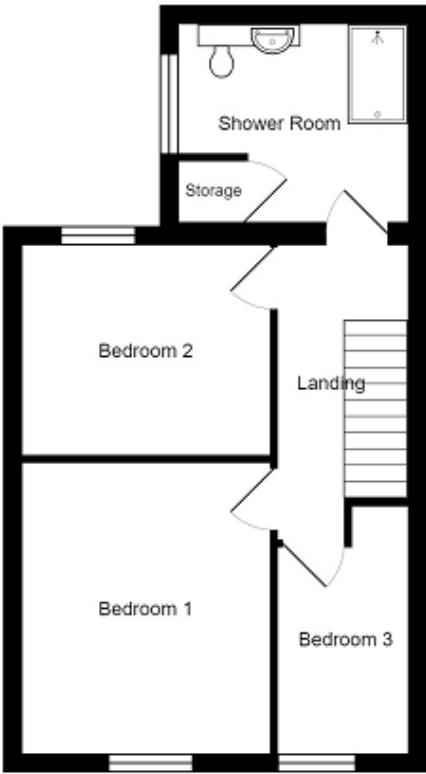
We are informed that the tenure is Freehold

Council Tax

Band B



GROUND FLOOR



FIRST FLOOR

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.