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Cherry Tree Cottage Garw Fechan Road
 Pontyrhyl
 Bridgend
 CF32 8BX

158,995



- SEMI-RURAL SETTING
- 3 Bedroom End Terrace Cottage
- Spacious Lounge/Diner
- Fitted Kitchen with Appliances
- Open Aspect to Front
- Gardens to Front & Side
- Driveway Parking
- Country Walks close by



Ref: PRA11860

Viewing Instructions: Strictly By Appointment Only

General Description

Situated in semi-rural location of Pontyrhyl we offer for sale this tasteful, spacious three bedroomed end terrace cottage style property. The property has uPVC double glazing, gas central heating via a combination boiler, all carpets blinds are to remain. Although situated in a semi-rural location the property is convenient for commuters as the property is within easy access of junction 36 of the M4 Motorway & Bridgend Town centre with its main railway Line, McArthur Glen Designer Outlet & retail parks & Local schools are all close by. The property is also just minutes from the cycle track which offers walks or cycling further up the valley or down to Bryngarw Country Park.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Spacious Open-Plan Lounge/Diner; Spacious Kitchen. FIRST FLOOR: - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. OUTSIDE: - Open aspect to the front with gardens to front & side. Double gates leading to driveway.

Accommodation

Ground Floor

Entrance

via an attractive wooden front door with an attractive painted stained-glass panel leading into: -



Hallway

Attractive ceramic tiling to the floor, skimmed ceiling, wood strip door with sash handles leading into: -



Spacious Open-Plan Lounge/Diner (21' 10" x 14' 1") or (6.65m x 4.30m)

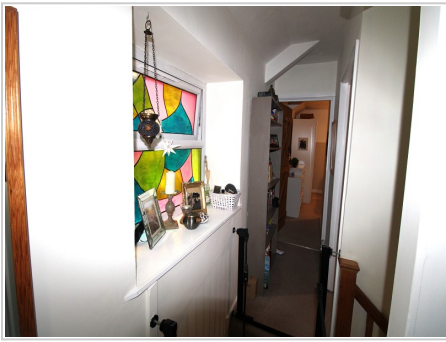
Two uPVC double glazed windows to the front, attractive laminated flooring, skimmed ceiling down to picture rail height, feature fireplace with light oak mantle with a cast iron inset, oak spindle staircase leading to first floor, two radiators, attractive wood strip door with sash handles leading into: -



Spacious Kitchen (8' 9" x 13' 11") or (2.67m x 4.23m)

Range of base and wall units in grey with copper handles, attractive wood block effect worktop, chrome gas hob and electric oven with cooker hood, integrated freezer, plumbed for automatic washing machine and tumble dryer, space for fridge-freezer, attractive splashback tiling, ceramic tiling to the floor, one radiator, skimmed ceiling with strip lighting, wall mounted Ideal gas boiler, room for table & chairs, uPVC window to the front with open aspect.

First Floor



Landing

Split level landing with fitted carpet, skimmed ceiling, uPVC window to the rear.



Family Bathroom

Three-piece suite in white with chrome fittings, chrome power shower over the bath with additional chrome mixer taps, half tiled walls around the sink and WC, fully tiled around the bath area with attractive tiling, attractive vinyl flooring, skimmed ceiling, one radiator, uPVC obscure glazed window to the rear.



Master Bedroom (13' 7" x 13' 5") or (4.13m x 4.08m)

uPVC double glazed window to the front, fitted carpet, one radiator, skimmed ceiling, wood panel door with sash handles.



Bedroom Two (10' 4" x 10' 4") or (3.15m x 3.15m)

uPVC double glazed window to the front, fitted carpet, one radiator, skimmed ceiling, double strip doors leading into a storage with ample storage, wood panel door with sash handles.



Bedroom Three (9' 5" x 10' 3") or (2.88m x 3.13m)

uPVC double glazed window to the front, fitted carpet, one radiator, skimmed ceiling, double doors leading into a storage cupboard with ample storage, attractive recess with shelving, wood panel door with sash handles.

Outside



Front

Gate leading up to the front door with a garden laid to lawn with a pretty picket fence.



Side

Double wooden gates leading to a driveway and side garden, the outside also benefits from having hot & cold water taps. Sheds to side and rear to remain.

Services

Mains electricity, mains water, mains gas, mains drainage

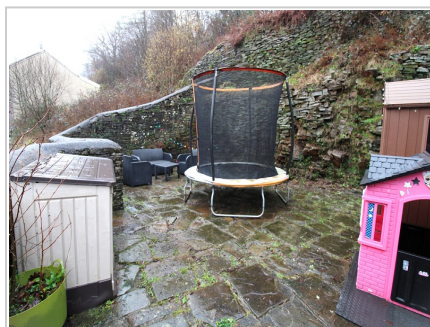
EPC Rating:57

Tenure

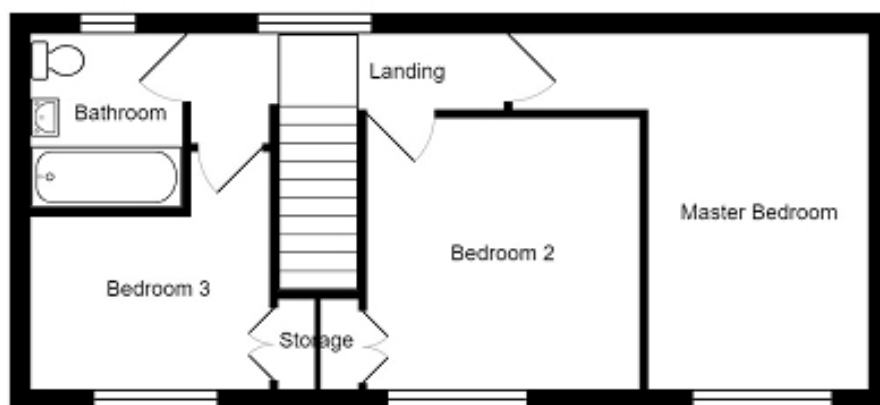
We are informed that the tenure is Freehold

Council Tax

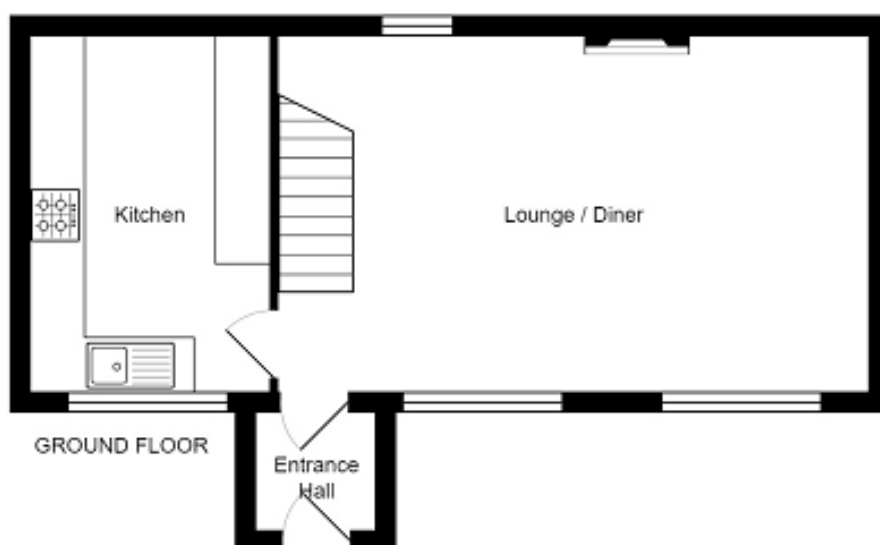
Band Not Specified







FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.