



6 Ffordd Y Mynach
Pyle, Bridgend, CF33 6HT
£115,000 Freehold

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£115,000 - Freehold

- A Well-Proportioned Semi-Detached Property
- Offering Easy Access To Local Amenities, Road & Rail Links
- Entrance Hall, Lounge, Kitchen/Diner, W/C
- Three Double Bedrooms & A Family Bathroom
- Block Paved Single Car Drive, Front Lawned Garden
- Rear Patio & Garden With Coal/Storage Sheds
- No-Ongoing Chain
- EPC Rating; 'C'.

Bridgend Town Centre – 6.6 miles

M4 (J37) – 1.6 miles

Cardiff City Centre – 27 miles

Swansea City Centre – 14 miles

(All distances are approximate)



The Property

The property is entered through a uPVC partially glazed front door with uPVC window adjacent. The hall with carpeted staircase to first floor landing features ceramic slate flooring. A door leads off into the under-stairs W/C which has been fitted with a Low level dual flush WC & wall mounted sink inset within vanity unit. It also features ceramic slate floor tiles and a uPVC obscure glazed window to side elevation. The Lounge with uPVC Georgian style window overlooks the front of the property and offer ceramic slate flooring and an open central fireplace. The kitchen/diner offers contemporary open plan living space and has been fitted with a black high gloss kitchen comprising wall and base units with roll top laminate work surfaces. Integral appliances to remain include 'Whirlpool' electric oven with four ring gas hob and extractor fan above, 'Matsui' dishwasher, plumbing for washing machine and space for a free standing tumble dryer and fridge freezer. The Dining area features a breakfast bar with stools and uPVC French doors leading to the rear garden. The ceramic slate floor tiles are continued, along with recessed spotlighting and a uPVC window to side elevation.

Located off the first floor landing with uPVC window to side elevation and loft hatch are three well-proportioned bedrooms. The master bedroom with uPVC Georgian style window overlooks the front of the property and also features a uPVC window to side elevation and laminate flooring. Bedroom two features a uPVC window to rear elevation, fitted wardrobes and carpeted flooring. While bedroom three has a uPVC window to rear elevation and has been fitted with Laminate flooring. The family bathroom has been fitted with a three piece white suit comprising low level dual flush WC, pedestal sink and panelled bath with shower over. Other features include; PVC wall cladding, recessed spotlighting, ceramic floor tiles and a Combi boiler housed within bathroom cupboard.

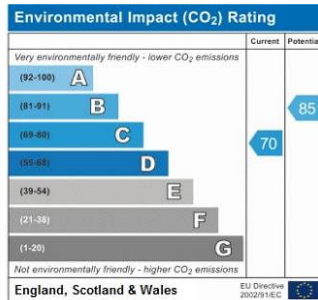
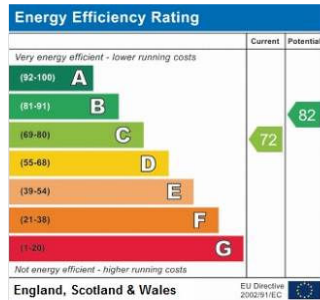
Number 6 Ffordd Y Mynach is approached off the road onto a block paved single car drive. Stepped pathway leads to the entrance with lawned garden to front elevation. Accessed via the side of the property is the rear garden with patio area and steps leading to a lawned garden. Outside coal shed and WC.

SERVICES & TENURE

All mains connected. Freehold

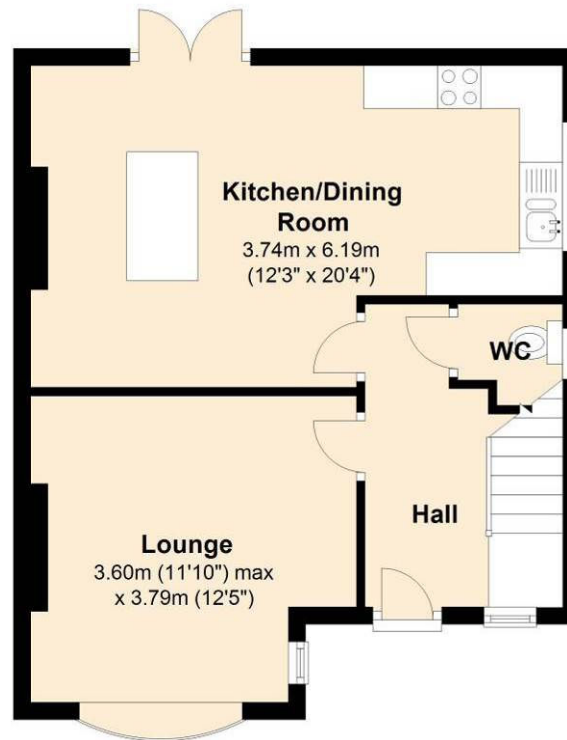


Floorplan & EPC



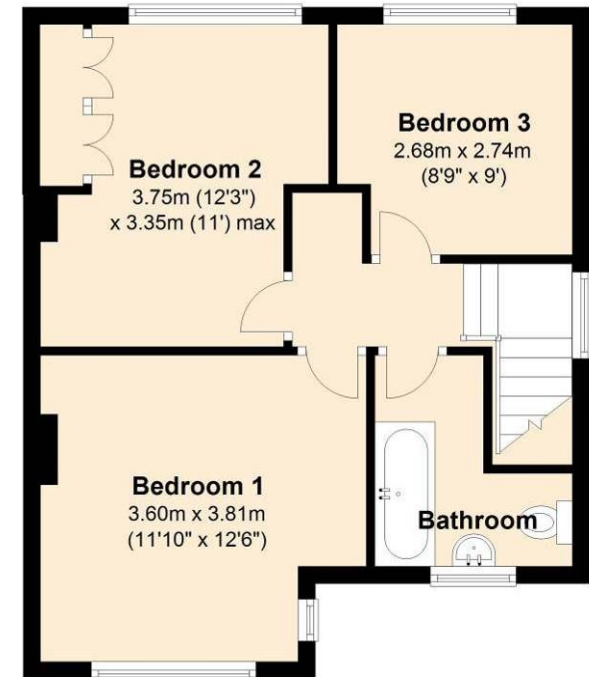
Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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