



6 Ffordd-Y-Mynach  
Pyle, Bridgend , CF33 6HT





## 6 Ffordd-Y-Mynach

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£210,000 Freehold

**3 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this three-bedroom semi-detached property situated in Pyle with easy access local amenities, road and rail links. Being sold with no ongoing chain, the accommodation comprises: Entrance Hallway, WC, Lounge, Kitchen/Dining room. First floor landing, three double bedrooms and Family bathroom. Externally the property offers off-road parking for one vehicle, Front and rear lawned gardens. EPC Rating "C".

- Bridgend Town Centre 7.0 miles
- Cardiff City Centre 27.6 miles
- M4 (J37) 7.0 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a composite door, half turn carpeted staircase with glass balustrade, providing under stairs storage, slate tiled flooring, uPVC window to front elevation.

WC fitted with a 2-piece suite comprising low level dual flush WC and a corner sink with vanity unit, uPVC window to side elevation.

The lounge features slate tiled flooring, dual aspect uPVC windows to the front and side elevation, central inset fireplace with a wooden decorative beam above.

The Kitchen/Dining room has been fitted with a range of high gloss wall and base units with roll top laminate work surfaces. Integral appliances to remain include; "Zanussi" oven and gas hob with extractor fan above, "Logic" washing machine, slimline dishwasher, "Husky" wine cooler, low level fridge and full length freezer. Other features include; uPVC window to side elevation, tiled splashback, slate flooring. Kitchen opens into dining area with uPVC French doors leading out into the rear garden, ample space for dining furniture.

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### FIRST FLOOR

The Landing features carpeted flooring with uPVC window to side elevation, loft hatch with a drop-down ladder that houses the combination boiler, airing cupboard with shelving.

The Family Bathroom has been fitted with a 3-piece suite comprising a pedestal sink, dual flush WC, and freestanding bath with handheld shower over, uPVC window to front elevation, spotlights, ceramic floor tiles and ceramic tiles to one wall.

Bedroom One features carpeted flooring, dual aspect windows to front and side elevation.

Bedroom Two features carpeted flooring and fitted wardrobes, uPVC to rear elevation.

Bedroom Three is a further double bedroom with carpeted flooring, uPVC window to rear elevation.

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### GARDENS AND GROUNDS

6 Ffordd-Y-Mynach is accessed onto a block paved driveway with parking for one vehicle leading onto a front garden with raised lawned area, providing side access to the rear garden.

The Rear Garden comprises of a paved patio with steps leading up to a raised lawned garden and two storage sheds.

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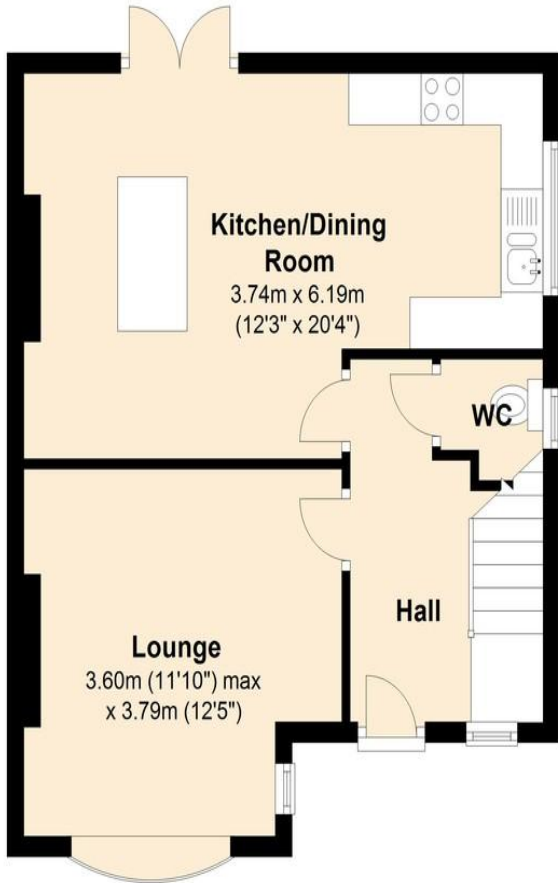
### SERVICES AND TENURE

All mains' services connected. Freehold.



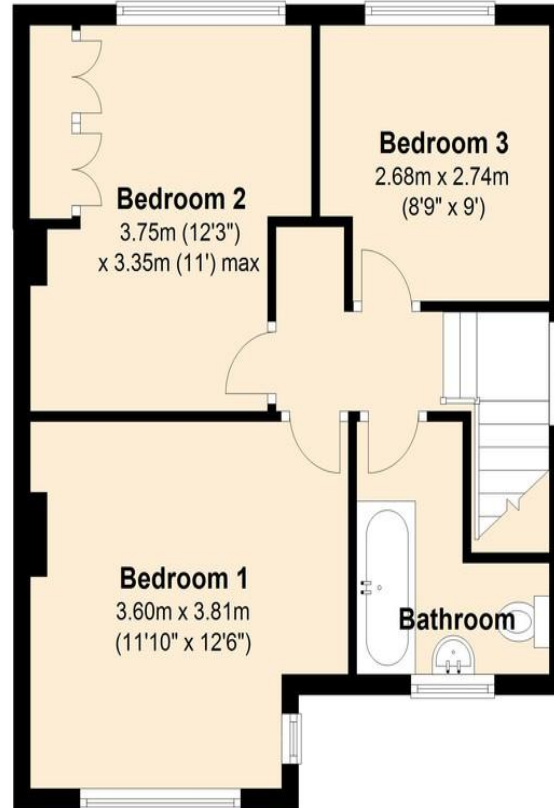
## Ground Floor

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



## First Floor

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address:  
6 Ffordd-Y-Mynach, Pyle, CF33 6HT

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