



1 THE WILLOWS
HEOL-Y-CYW
CF35 6LL

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£475,000 - FREEHOLD

- Cardiff City Centre 12.9 miles
- Pencoed 2.6 miles
- Bridgend 4.9 miles
- M4 (J36) 3.3 miles

A Well Presented Substantial Executive Detached Property Set On A Large Plot Within An Exclusive Cul-De-Sac Of Individually Designed Homes.

The Property Briefly Comprises; Entrance Hall, Lounge, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom, Integral Garage, First Floor Landing, Master Bedroom With En-Suite, Second Bedroom With En-Suite, A Further Three Double Bedrooms, And A Family Bathroom.

Externally The Property Benefits From; Landscaped Front & Rear Gardens And Off-Road Parking For Several Vehicles.

EPC Rating: 'C'.



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Established 150 Years

1857 - 2007



SITUATION

The Willows is a small cul-de-sac of exclusive and individually designed executive properties. Located in the countryside setting, the Village of Heol-Y-Cyw is only minutes away from the towns of Bridgend & Pencoed. Both these towns offer a full range of shops and services with a number of independent and large chain store. The area benefits from excellent transport links; The M4 lies to the south of Heol-Y-Cyw with Junction 35 (Pencoed) to the east, for commuting to Cardiff; and Junction 36 (Bridgend) to the west for travelling to Swansea and the west of Wales. The town centre is accessible by train, Bridgend being a mainline station on the Swansea Paddington route. It has a busy local bus station within yards of the main shopping streets.

DESCRIPTION OF PROPERTY

One enters through a timber & obscured glazed door with matching side panels into the Entrance Hall which provides access to the principle reception rooms and to the First Floor Landing via a carpeted staircase. The Lounge is a spacious dual aspect room spanning the width of the property which benefits from a central feature fireplace set within a sandstone surround, as well as French doors leading to the landscaped rear gardens. Located to the front of the property is the formal Dining Room which is accessed via double timber & glazed doors from the Entrance Hall. Currently utilised as a Study the third reception room is a well-proportioned versatile room located to the rear of the property. The Kitchen/Breakfast Room has been comprehensively fitted with a range is base and wall units with granite work surfaces and an inset bowl and a half stainless steel sink with velled drainer and waste disposal. Integrated appliances to remain include; two 'Neff' ovens featuring 'Slide & Hide' doors and Telescopic FlexiRail®, a four ring 'Neff' electric hob, a two ring 'Neff' gas hob, a recessed extractor, 'Neff' microwave and a 'Bosch' dishwasher. Space and plumbing has been provided for a freestanding American style fridge freezer. The breakfast area further benefits from French doors leading to the rear gardens. Off the Kitchen/Breakfast Room is the Utility Room which has been fitted with a range of base and wall units with laminate work surfaces and an inset single drainer stainless steel sink. Space and plumbing has been provided for a freestanding washing machine and tumble dryer. A door leads to the integral garage which benefits from an electric up and over door. Serving the ground floor accommodation is the Cloakroom which has been fitted with a two piece white suite comprising; a pedestal wash basin and a low level dual flush WC.

The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and provides access to the five bedrooms and bathroom. The Master Bedroom is an incredibly spacious double bedroom with two double and a single built-in wardrobe. A door leads to the En-Suite Bathroom which has been fitted with a four piece white suite comprising; panelled bath, shower enclosure with thermostatic shower over, a pedestal wash basin and a WC. Bedroom Two is a further double bedroom located to the front of the property with two single built-in wardrobes and benefits from its own En-Suite which has been fitted with a three piece white suite comprising; shower enclosure with an electric shower over, a pedestal wash basin and a low level WC. The first floor benefits from a further three double bedrooms, all of which have a double built-in wardrobe. Serving these bedrooms is the Family Bathroom which has been fitted with a three piece white suite comprising; a freestanding roll top bath, pedestal wash basin, and a WC.

GARDENS & GROUNDS

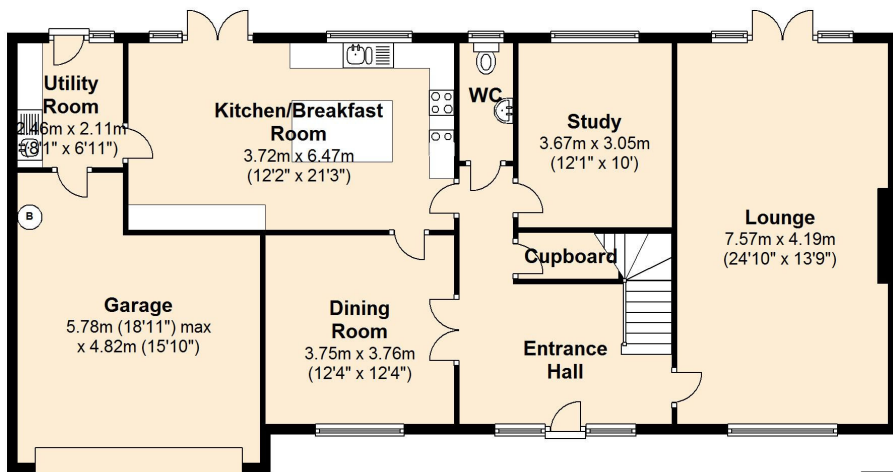
To the front of the property is a large lawned garden which has borders which have been planted with a variety of mature trees and shrubbery. A gravelled driveway provides ample off-road parking for several vehicles and leads to the integral Garage. Pathways lead to the front and side of the property with a timber pedestrian gate leading to the rear. The rear enclosed gardens has been beautifully landscaped. Predominantly laid to lawn with borders planted with a variety of mature trees and shrubbery, the rear garden additionally provides ample space for outdoor entertaining and dining on its paved patio areas.

SERVICES & TENURE We have been informed that all mains services are connected including high speed BT Infinity broadband. The property is freehold.



Ground Floor

Approx. 134.1 sq. metres (1444.0 sq. feet)

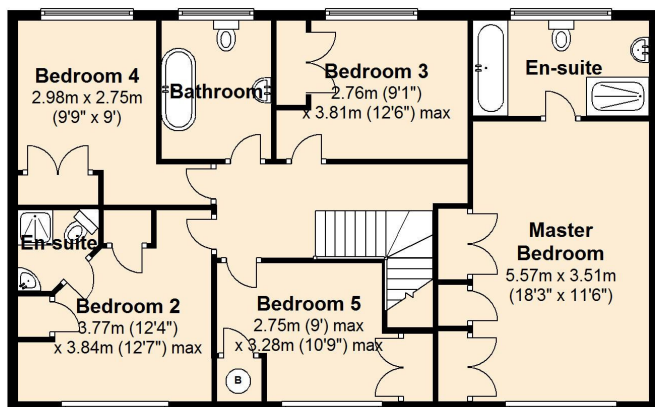


Any floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.



First Floor

Approx. 94.9 sq. metres (1021.6 sq. feet)



Total area: approx. 229.1 sq. metres (2465.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	81
EU Directive 2002/91/EC		



