



19A Heol Tegfryn, Pyle
Bridgend, CF33 6LN



19A Heol Tegfryn, Pyle

Bridgend, CF33 6LN

£79,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this spacious two-bedroom first floor flat located in Pyle. Within walking distance to local amenities and in close proximity to road and rail links. Accommodation comprises; entrance hall, newly fitted kitchen/breakfast room, lounge/dining room, two double bedrooms and a family bathroom. Externally offering on road parking and a rear garden. Offering no ongoing chain. EPC 'TBC.'

- Bridgend Town Centre 7.2 miles
- Cardiff City Centre 27.0 miles
- M4 (J37) 1.5 miles

Your local office: **Bridgend**

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

FIRST FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering carpeted flooring, a uPVC window to the side elevation and a carpeted staircase to the first floor landing.

The kitchen has been fitted with a range of high gloss wall and base units with vinyl work surfaces and a co-ordinating breakfast bar with space for high stools. Integral appliances to remain include; oven and grill, 4-ring induction hob and extractor fan over. Further features include; a stainless steel sink unit, tiled flooring and a uPVC window to the rear elevation. Space has been provided for white goods and houses the wall mounted boiler.

A large opening leads through to the lounge offering carpeted flooring, a feature fire place and a uPVC window to the front elevation.

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted wardrobe space.

Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard for storage.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash hand basin and WC. Further features include tiled flooring and an obscured uPVC window to the rear elevation.

GARDENS & GROUNDS

No. 19A is accessed off the road and offers on road parking and steps lead up to the front of the property with a lawned area.

To the rear of the property lies a private enclosed garden predominantly laid to lawn with mature shrubs and trees.

SERVICES & TENURE

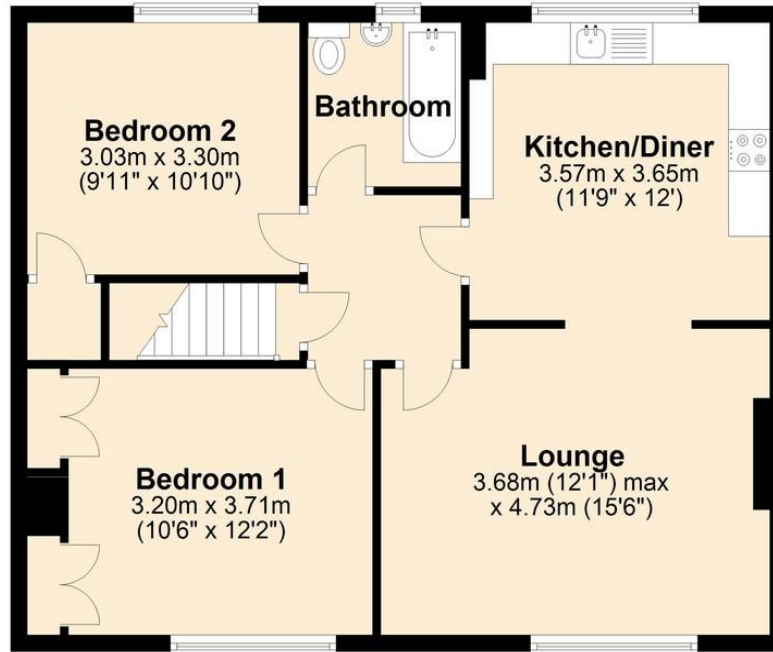
All mains services connected.

The property is leasehold with a lease of 125 years from 1994. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.



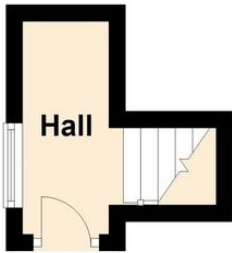
Floor Plan

Approx. 66.2 sq. metres (713.0 sq. feet)

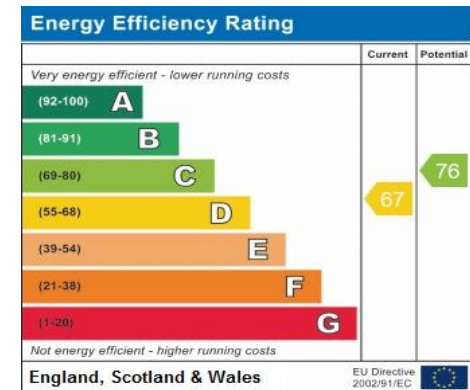


Ground Floor

Approx. 3.9 sq. metres (41.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)



Any maps and 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. They do not form any part of any contract.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

