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11 Cwrt Pant Yr Awe

Lewistown,

Bridgend,

CF32 7HW

11 Cwrt Pant Yr Awel

Asking price **£189,950**

Situated on the popular Cwrt Pant Yr Awel, Bridgend on an elevated position which showcase's stunning views is this well presented three bedroom end link property.

Stunning views

Popular Cwrt Pant Yr Awel, Bridgend location

Beautiful walks, running and cycling paths

Three bedrooms

Good size westerly facing garden

Off road parking

No chain

Close commute to junction 36 of the M4

Viewings are highly recommended





This well presented three bedroom end link property is on an elevated position showcasing stunning views and close proximity to junction 36 of the M4 and local amenities.

The property is entered via a partially glazed door into an entrance hallway with staircase rising to the first floor landing and doorways that lead off to the cloakroom and lounge.

The cloakroom has been fitted with a two piece suite comprising: a close coupled WC and pedestal wash handbasin. There is an obscure glazed window to the front.

The lounge is an impressive size room laid to carpet with large double glazed UPVC window to front showcasing the views and doorway to the kitchen/diner.

The kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop over, comprising of a stainless steel sink with Swan neck mixer tap, oven with four ring burner gas hob with extractor fan above, space for fridge/freezer and plumbing space for two appliances. There is also a door to useful understairs storage cupboard, double glazed UPVC window and double glazed French doors to rear giving access to the westerly facing garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family bathroom and airing cupboard.

The master bedroom is an impressive size double room laid to carpet with a useful alcove area for furniture opportunity and a double glazed UPVC window to front with fantastic views.

Bedroom two in a good size double room with a double glazed UPVC window to rear with views out to the garden. Bedroom three is a well-proportioned single room which benefits from a built-in storage cupboard and a double glazed UPVC window to front with views.

The family bathroom has been fitted with a three-piece comprising of a low-level WC, pedestal wash handbasin and panel bath with shower overhead. There are fully tiled walls in the wet areas and a UPVC glazed window to the rear.

To the front of the property is a driveway providing ample off-road parking with the garden laid to lawn and pathway to the property entrance. To the rear of the property is an enclosed westerly facing garden with the upper tier laid mostly to lawn where you can enjoy the views beyond the property and the lower section being laid to chippings and a patio section that leads round to the side access. There is also an outside tap and a shed that benefits from power and a gated access leading to the driveway.

Viewings are highly recommended.





Directions

From Junction 36 (Sarn) of the M4, travel North along the A4061 for approximately 4.3 miles passing through the villages for Sarn, Bryncethin, Blackmill and Pantyrwel. Continue into Lewistown and turn right into Cwrt Pant Yr Awel where the property will be found on the left-hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

AWAITING EPC

Viewing strictly by
appointment through
Herbert R Thomas

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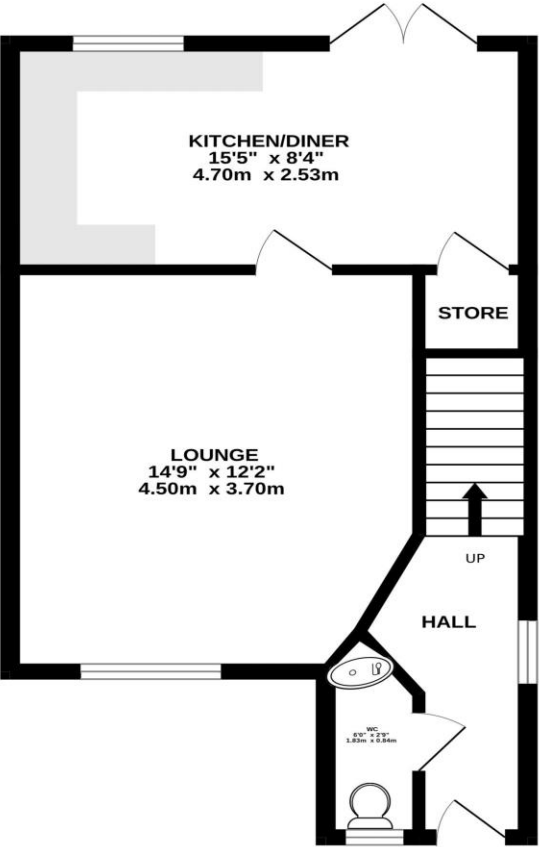
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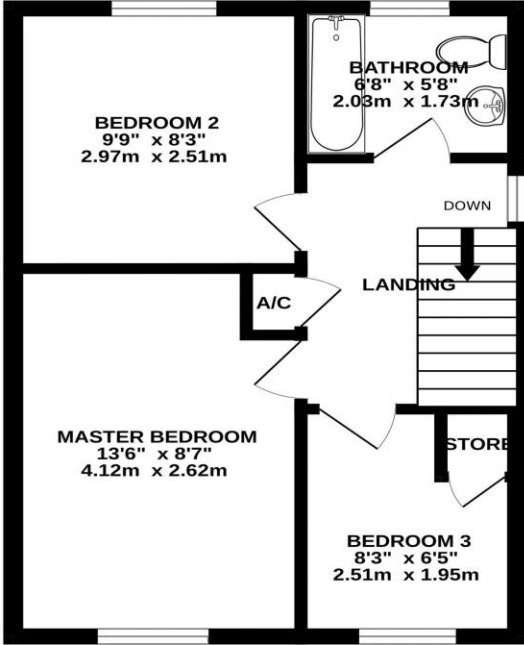
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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