



hrt
herbert r thomas

Cwrdu Cottage
Pontyrhyl, Bridgend, CF32
8EX

hrt.uk.com

Cwrdu Cottage

Asking price **£225,000**

Situated in the picturesque semi rural Pontyrhyl valley with outstanding woodland views, located in an elevated position with generous garden and driveway off-road parking and garage.

Outstanding semi rural location

Picturesque mountainside views

Generous plot

Elevated position

Three bedrooms

Semi detached

Garage

Viewings highly recommended





Found in the picturesque Pontyrhyl location in an elevated position with far reaching rural views and located on a generous garden plot is this double fronted three bedroom semi detached property.

The property is entered via a PVCu double glazed door into an entrance porch with PVCu double glazed windows to the side and a further glazed door to a generously proportioned lounge. The lounge has twin box PVCu double glazed windows to the front, exposed feature beams, staircase rising to the first floor landing, gas fire and a

doorway to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over. There is tiled flooring, space for cooker, PVCu double glazed window to the rear, door to lean to, and a doorway leading through to an inner hall. The hall has tiled flooring and door access to the downstairs shower room. The shower room has been fitted with a three-piece suite comprising of a double shower cubicle, pedestal wash and basin and low level WC. There is half height tiling to walls, full height tiling to the wet areas,

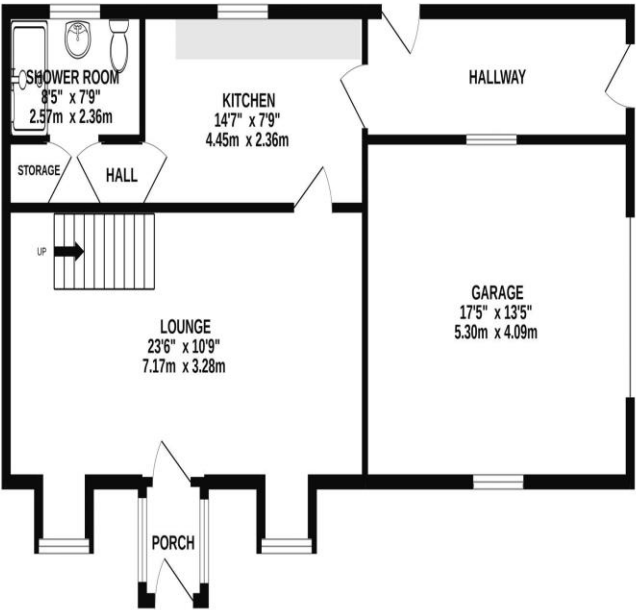
tilled flooring, useful storage cupboard and an obscure PVCu double glazed window to rear.

The first floor the landing gives access to the three bedrooms. Bedrooms two and three have PVCu double glazed windows to the rear. The third bedroom benefits from an additional window to the side. The master bedroom spans across the width of the property with useful over stairs storage cupboard, twin windows to the front enjoying rural views and wall-to-wall built-in wardrobes.

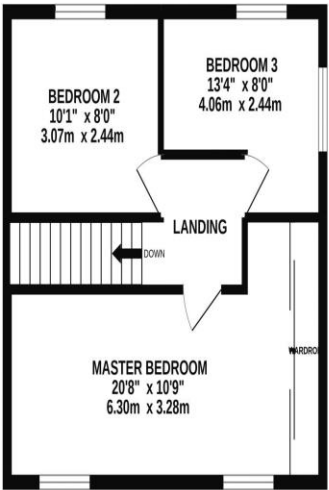
Outside the property is located on a generous plot which is laid mostly to lawn with access to the mountain beyond. There is a right of access and large driveway heading up to the front to the property giving access to a large single garage.

Viewings on the property are highly recommended to appreciate the location and aspect on offer.

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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Directions

From junction 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village and out the other side. Follow the road for around half a mile and the property can be found in an elevated position on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band
EPC Rating

AWAITING EPC

Viewing strictly by
appointment through
Herbert R Thomas

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