

Selling with us

Property Details Approval Form

14 Ffynon Y Maen, Pyle,
Bridgend, Mid Glamorgan,
Wales, CF33 6JE

Date: 01 May 2025

Property Ref and Version: PCL304466 - 0001

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£180,000

Tenure: Freehold

Key Features

- Semi Detached
- Two Bedrooms
- Driveway
- Close To M4 Links
- Ideal First Purchase
- EPC Rating: C

Short Description

Located on a popular development in Pyle, this semi-detached property offers convenient access to a range of local amenities, including Margam Country Park, shops, supermarkets, schools, and the M4.

Long Description

Located on a popular development in Pyle, this semi-detached property offers convenient access to a range of local amenities, including Margam Country Park, shops, supermarkets, schools, and the M4.

The accommodation comprises an entrance hallway with access to both the kitchen and lounge. The lounge is positioned at the rear of the property, featuring a laminate floor, French doors opening onto the garden, and a striking spiral staircase leading to the first floor. The kitchen is fitted with a range of wall and base units with worktops over and provides space for appliances.

Upstairs, the master bedroom overlooks the rear garden and the open green space beyond, while the second bedroom is situated at the front of the property and benefits from a built-in storage cupboard. The bathroom is fitted with a bath with shower attachment, wash hand basin, and WC, along with a window to the side for natural light.

Externally, there is off-road parking to the front of the property and a private, enclosed rear garden backing onto an open green area, complete with a lawn and patio, perfect for outdoor entertaining.

Directions

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Agent Note

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Room Description

Ground Floor

Entrance Hall

Lounge

16' 10" x 12' 1" (5.13m x 3.68m)

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

First Floor

Landing

Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom Two

12' 10" x 7' 10" (3.91m x 2.39m)

Bathroom

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Room Description

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Room Description

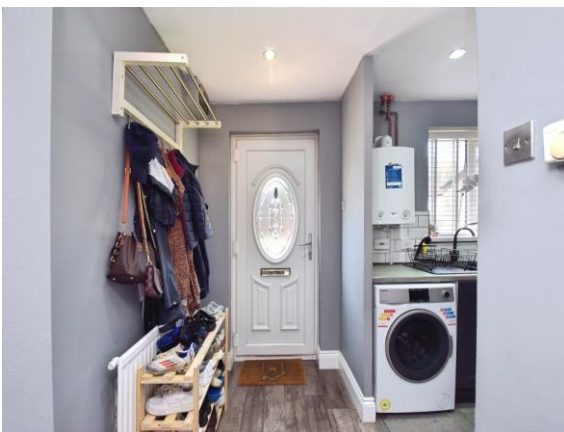
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Property Images



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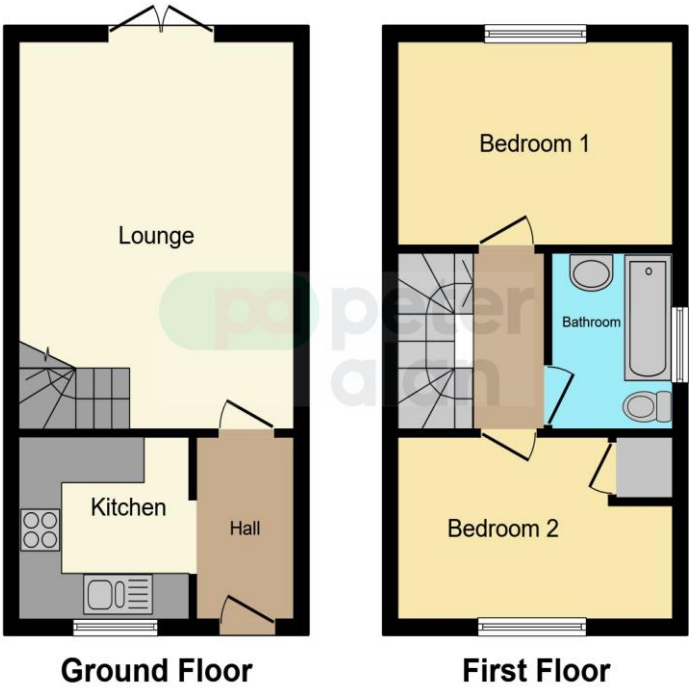
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Edward Rees	<i>Edward Rees</i>	1 st May 2025
Mr B.J. Kent		