



Ffynon Y Maen, £160,000

- Two bedrooms
- Driveway
- Well presented
- Great first time buy
- Close to M4 links
- EPC Rating: C



2 1 1



About the property

Peter Alan Porthcawl are pleased to present this two bedroom property offered for sale in Ffynon Y Maen, Pyle. This well presented home would make a great first time purchase and benefits from off road parking to the front.

Accommodation

Entrance Hall

Enter via a UPVc double glazed door with glazed insert, laminate floor, archway through to the kitchen, radiator.

Kitchen

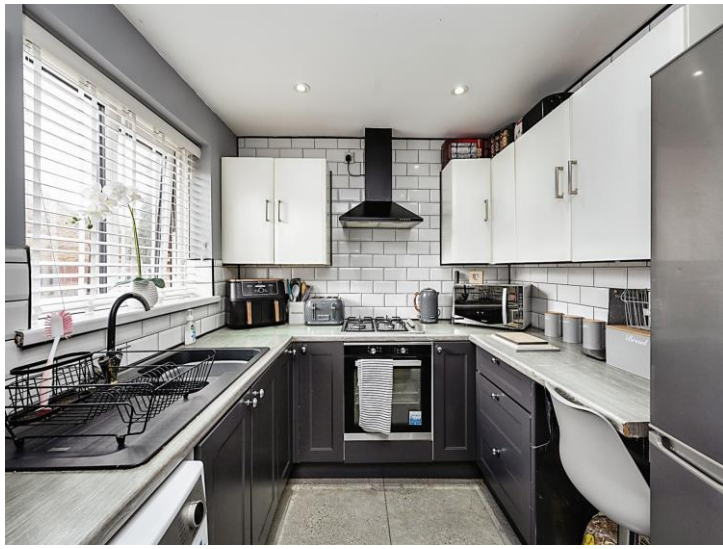
7' 10" x 7' 10" (2.39m x 2.39m)

UPVc double glazed window to the front of the property, tiled floors, range of matching wall and base units, with laminate worktop over, 1 1/2 bowl franke composite sink with mixer tap, tiled splashback, space for washing machine, space for fridge freezer, built under over with gas hob and over head extractor, wall mounted boiler, spotlights to the ceiling.

Lounge/diner

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

UPVc double glazed french doors leading out to the rear garden, laminate flooring, metal spiral staircase fitted with carpet leading to the upstairs, spotlights to the ceiling.



Landing

Fitted carpet, doors to both bedrooms and family bathroom and loft access.

Bedroom One

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

UPVc double glazed window to the rear of the property, fitted carpet, radiator, coving to the ceiling.

Bedroom Two

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

UPVc double glazed window to the front, fitted carpet, built in storage cupboard housing water tank, coving to the ceiling, radiator.

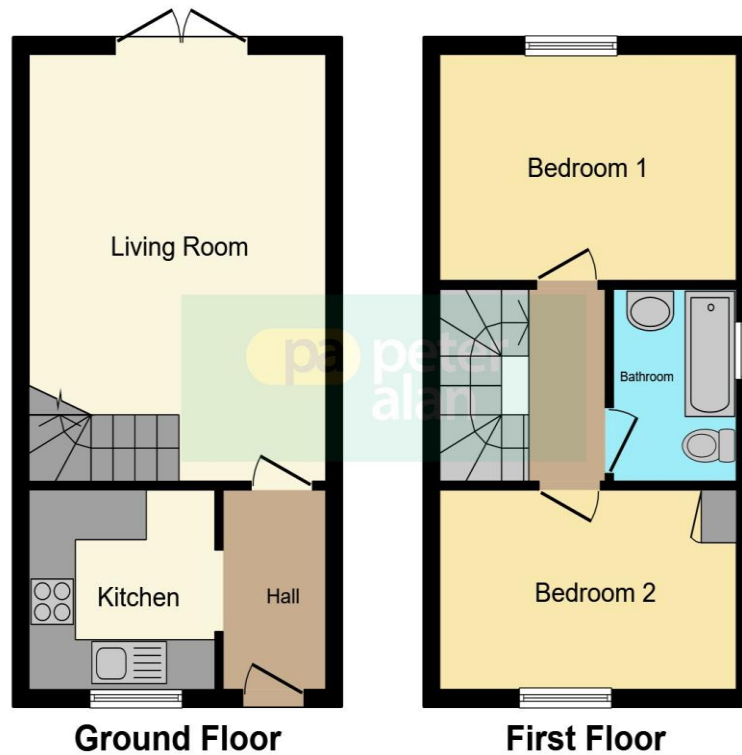
Bathroom

UPVc double glazed window with obscured glass to the side of the property, tiled floors and splashback, bath with mixer tap, over head shower with glass screen, wash hand basin with mixer tap, WC.

Externally

To the front of the property there is a lawn, with driveway to the side offering off road parking for several vehicles, side access into the garden via a wooden gate, to the rear you will find an enclosed garden, to the rear of the garden there is a decking area offering the option of seating, to the middle is laid to lawn and the remainder is laid to chippings, there is also a wooden shed for storage.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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