

HUNTERS[®]

HERE TO GET *you* THERE



Ffordd Raglan

Heol-y-Cyw, CF35 6LB

£260,000



Council Tax: C



17 Ffordd Raglan

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Hallway

Hall with original red quarry stone tiles, skimmed walls and ceilings central lighting, composite front door with glazed panels and side window, radiator, stairs to first floor, doors to:

Lounge

11'2" x 10'1" (3.40m x 3.07m)

Original varnished pine flooring, skimmed walls with picture rail and skimmed ceiling which is coved, window to front, radiator, central light fittings, feature wood fire surround with cast iron back panel with tiled hearth used as open fire..

Dining

14'3" x 11'4" (4.34m x 3.45m)

Original quarry tiled flooring, skimmed walls with picture rail and skimmed ceiling which is coved, French doors to front, radiator, spot light fittings, open fireplace with slate tiled hearth and walls with multi fuel burning stove, open arch to incorporate kitchen.

Kitchen

7'0" x 11'4" (2.13m x 3.45m)

with quarry tile flooring, skimmed walls and ceiling with spot lighting, selection of base and wall units in shaker style mushroom with granite worktop with tiled splash back, integral appliances to include electric oven and microwavw, halogen hob and electric hood, window and door to rear.

Utility

6'10" x 6'7" (at widest) (2.08m x 2.01m (at widest))

with tiled flooring, skimmed walls and ceiling with spot lighting, window to rear, plumbing for washing machin with fixed wortop and shleving for storage, radiator.

Landing

Varnished pine flooring, with wooden banister and spindles, skimmed walls and ceiling which is coved with central light fitting, window to side, stairs to attic room, panel doors to:

Bedroom 1

11'5" x 9'0" (3.48m x 2.74m)

with carpets, skimmed walls and ceiling with coving and central light fitting, window to front, radiator.

Bedroom 2

10'10" x 10'1" (at widest) (3.30m x 3.07m (at widest))

with carpets, skimmed walls and ceiling with coving and central light fitting, open fireplace with brick mantle and tiled hearth, separate storage built in, window to front, radiator.

Bedroom 3

11'8" x 8'8" (at widest) (3.56m x 2.64m (at widest))

with carpets, skimmed walls and ceiling with central light fitting, window to rear, radiator.

Bathroom

7'4" x 5'8" (2.24m x 1.73m)

with varnished pine flooring and tiled / wood panel walls with wood panel ceiling and spot lighting, 3 piece suite with sink, wc and bath with over bath shower, window to rear, chrome towel radiator.

Bedroom 4 (attic)

13'8" x 10'4" (at widest) (4.17m x 3.15m (at widest))

with carpets, skimmed walls, one wall with wood panelling, and skimmed ceiling with spot light fitting, window to rear and skylight to front, radiator, eaves storage, open doorway to ensuite.

Ensuite

tiled floors, skimmed walls and ceiling with spot lighting, 2 piece white suite, wc and sink, shower cubicle with thermostatic shower with glass screen, skylight to front.

Gardens

Front enclosed garden with concrete driveway leading to front patio and side entrance, landscaped selection of trees, bushes and plants to front.

Enclosed rear garden tiered and landscaped to include a patio against rear with a curved concrete pathway to rear where there is further steps to an upper tier and patio area with pagoda, the area around is landscaped and has a variety of trees and bushes. There is a purpose built kennel and a separate detached block built shed with pitched roof, power and lighting, front barn doors and windows to side.



Road Map



Hybrid Map



Terrain Map



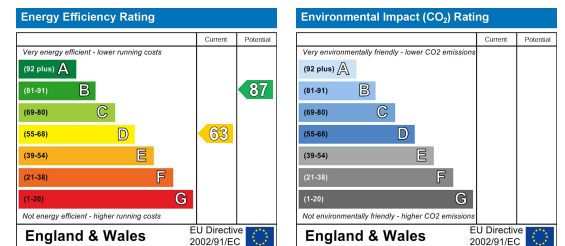
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.