

# HUNTERS®

HERE TO GET *you* THERE



## Blaengarw Road

Blaengarw, Bridgend, CF32 8AW

£115,000



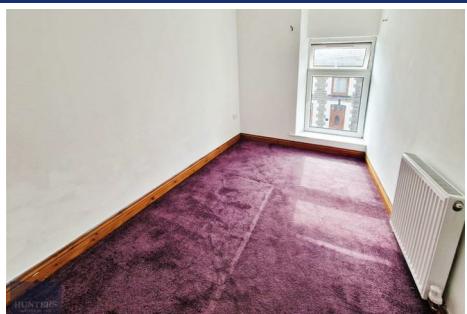
Council Tax: A



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£115,000



## General

Nestled in the beautiful Garw Valley in Wales, Pontycymer is a charming village with a rich history and a tight-knit community. The peaceful surroundings of rolling hills and lush greenery make it an ideal place for those seeking a tranquil and serene lifestyle.

One of the highlights of living in Pontycymer is its close proximity to the stunning Brecon Beacons National Park, which offers endless opportunities for outdoor activities such as hiking, cycling, and wildlife spotting. The village itself has a range of amenities including shops, pubs, and schools, making it a convenient and comfortable place to call home.

The sense of community in Pontycymer is strong, with regular events and activities bringing residents together. The village has a strong sense of Welsh identity, with traditional festivals and cultural celebrations taking place throughout the year.

In terms of benefits, living in Pontycymer offers a lower cost of living compared to larger towns and cities, making it an attractive option for those looking to save money or retire in a peaceful setting. The village also has good transport links, with easy access to nearby towns and cities such as Bridgend and Cardiff.

Overall, Pontycymer offers a peaceful and idyllic lifestyle for those looking to escape the hustle and bustle of urban living. With its stunning surroundings, strong sense of community, and range of amenities, it is a place where residents can truly unwind and enjoy the beauty of the Welsh countryside.

## Hallway

entered through front door with glass panel, carpets, skinned walls with dado rail and textured ceilings with central lighting, stairs to first floor, doors to:

## Lounge Dining

21'7" x 12'1" (6.58m x 3.68m )

With carpets, skinned walls & textured ceilings with coved, central light fitting, two radiators, power & tv points, window to front and rear, under stair storage.

## Kitchen

11'9" x 5'8" (3.58m x 1.73m )

Laminate flooring, skinned walls & ceilings with central light fittings, radiator, selection of base and wall units in grey with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, window and door to rear garden.

## Landing

entered through front door with glass panel, carpets, skinned walls with dado rail and textured ceilings with central lighting, window to rear, doors to:

## Bedroom 1

14'9" x 7'8" (4.50m x 2.34m )

with carpets, skinned walls and textured ceilings with central lighting, window to front, radiator.

## Bedroom 2

11'3" x 6'10" (3.43m x 2.08m )

with carpets, skinned walls and textured ceilings with central lighting, window to front, radiator.

## Bathroom

9'4" x 6'4" (2.84m x 1.93m)

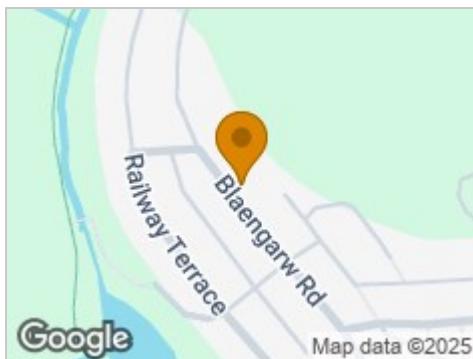
with vinyl flooring and skinned / clad walls, textured ceilings with central lighting, 3 piece suite wc, sink and bath with mixer shower and glass screen, airing cupboard with wall mounted boiler, radiator, window to rear.

## Garden

Tiered gardens to rear with steps to rear garden which has elevated concrete patio area which is all enclosed additional top tier with concrete hardstand.



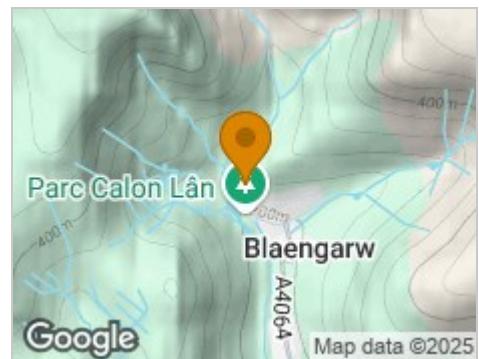
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

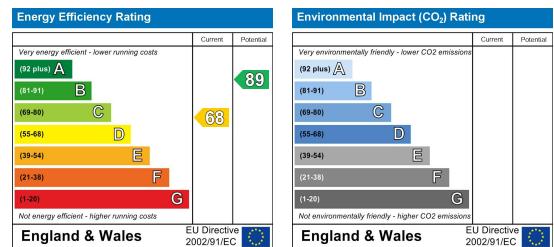


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## Viewing

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.