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## Prospect Place

Pontycymer, Bridgend, CF32 8EE

Offers In Excess Of £270,000



Council Tax: D



# Ty Cwm Garw Prospect Place

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## 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

with LVT flooring, skinned walls and ceilings which are coved with central lighting, composite front door, two radiators, stairs to first floor with understair cupboard.

## Cloakroom

with tiled flooring skinned walls and ceilings which are coved with central lighting, 2 piece suite with hand wash basin built into vanity and wc

## Lounge

13'8" x 13'0" (4.17m x 3.96m)

with carpets, skinned walls and ceilings which are coved with central lighting, radiator, patio doors to side, marble fireplace and hearth with gas fire.

## Kitchen / Dining

19'11" x 11'11" (6.07m x 3.63m)

open plan with tiled flooring, skinned walls and ceilings which are coved with central lighting, selection of base and wall units in white farmhouse style with granite effect worktops and tiled back splash, integral electric oven and grill, halogen hob with extractor hood, two windows and French doors to rear garden.

## Utility

6'8" x 5'1" (2.03m x 1.55m)

with tiled flooring, skinned walls and ceiling with central lighting, selection of base & wall units with worktops matching kitchen, plumbing for washing machine and space for tumble dryer, wall mounted combi boiler.

## Master Bedroom (downstairs)

13'7" x 11'1" (4.14m x 3.38m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to front, radiator, door to ensuite.

## Ensuite

10'00" x 4'2" (3.05m x 1.27m)

Tiled floors and walls and skimmed ceilings with central lighting, window to side, radiator, wc and hand wash basin built into vanity, shower cubicle with and thermostatic shower.

## Bedroom 3 (downstairs)

12'00" x 10'4" (3.66m x 3.15m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, radiator.

## Landing

with carpets, skimmed walls and textured ceilings with central lighting, airing cupboard.

## Bedroom 2

14'7" x 13'7" (4.45m x 4.14m)

(currently used as second living room) with carpets, skimmed walls and ceilings with central lighting, windows to rear and side, radiator, eaves storage.

## Bedroom 4

10'5" x 8'3" (3.18m x 2.51m)

with carpets, skimmed walls and ceilings which are coved with central lighting, window to rear, radiator.

## Bathroom

10'3" x 5'10" (3.12m x 1.78m)

with carpets, tiled walls and skimmed ceilings with central lighting, radiator, WC and hand wash basin built into vanity, bath with shower attachment, window to side.

## Garden

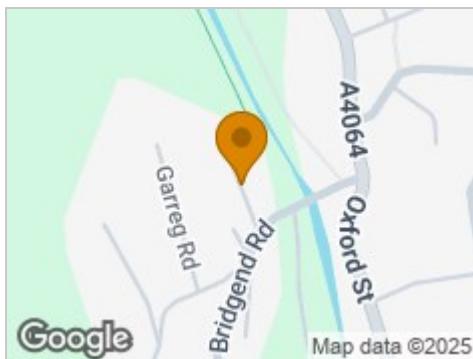
A level garden with chipped area against the rear of the house.

Side gated access to the front of the house both sides.

The front garden has open tarmac drive with a raised border containing a number of mature bushes. there is an integral single garage with power and lighting and front up and over door.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

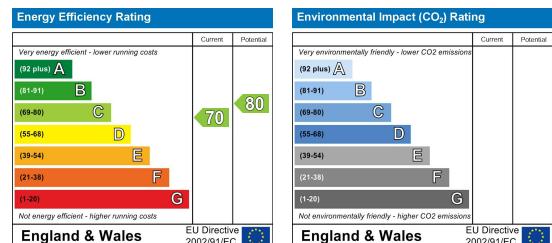


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## Viewing

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.