

# HUNTERS®

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## Heol-Y-Groes

Bridgend, CF31 1QE

£350,000



Council Tax: F



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## General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

## Hallway

porch & hallway with tiled flooring, skinned walls and ceilings with central lighting, stairs to first floor, two radiators, composite front door, doors to;

## Lounge

14'4" x 13'6" (4.37m x 4.11m ) with carpets, skinned walls and textured ceilings which are coved with central lighting, radiator, French doors to conservatory on front and open arch to dining.

## Kitchen Dining

25'6" x 8'9" (7.77m x 2.67m) tiled flooring, skinned walls & ceilings which are coved with spot light fittings, radiator, selection of base and wall units in light oak with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric oven, halogen hob, microwave and hood, two windows and patio doors to rear garden, door to utility.

## Utility

8'1" x 5'3" (2.46m x 1.60m) with tiled flooring and walls and smooth ceilings with central lighting, door to rear side, selection of base and wall units in light oak with granite effect worktops, sink and drainer with plumbing for washing machine, wall mounted boiler.

## Bedroom 5 (Downstairs)

14'0" x 8'0" (4.27m x 2.44m )

With carpets, skinned walls and ceilings which are coved central light fittings, radiator, window to front views, door to ensuite.

## Ensuite ( Downstairs)

8'1" x 4'1" (2.46m x 1.24m)

Tiled floors and walls, skinned ceilings with spot lighting, 2 piece suite with wc and hand wash basin built into vanity, separate shower cubicle with glass screens and electric shower, radiator.

## Landing

which is carpeted, skimmed walls and ceilings, central light fitting, power points, radiator, attic access, wood balustrade, utility cupboard, doors to:

## Master Bedroom

11'5" x 10'6" (3.48m x 3.20m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to rear views, door to en-suite.

## Ensuite

Tiled floors and walls, skimmed ceilings with central lighting, 2 piece suite with wc and hand wash basin built into vanity, separate shower cubicle with glass screens and thermostatic shower, radiator, window to rear.

## Bedroom 2

11'9" x 10'5" (3.58m x 3.18m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

## Bedroom 3

14'9" x 8'3" (4.50m x 2.51m)

With carpets, skimmed walls and ceilings which are coved with central light fittings, radiator, window to front, built in double wardrobe.

## Bedroom 4

8'7" x 7'9" (2.62m x 2.36m)

With carpets, skimmed walls and textured ceilings, central light fittings, radiator, window to front.

## Bathroom

7'9" x 5'9" (2.36m x 1.75m )

Vinyl floors and tiled / skimmed walls, textured ceilings with central light fitting, 3 piece white suite hand basin basin into vanity and wc, bath with shower attachment, window to rear.

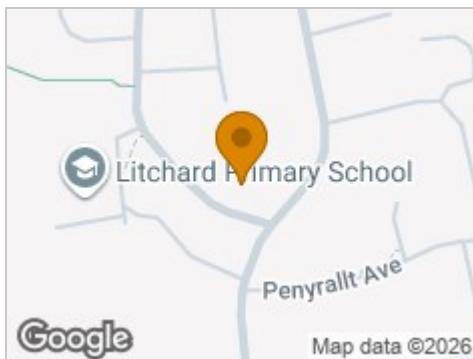
## Gardens

Tiered garden with wide patio path against house and steps up to tier one which is mostly patio, further steps to tier two which is mostly lawn, decorative slope with variety of shrubs and bushes and decorative chippings with steps to upper tier which is a wooden decked terrace with great views, a variety of borders with multiple trees and bushes which complement the garden.

To the front the garden is open and has a block driveway for 3 cars with a side decorative chipped area.



## Road Map



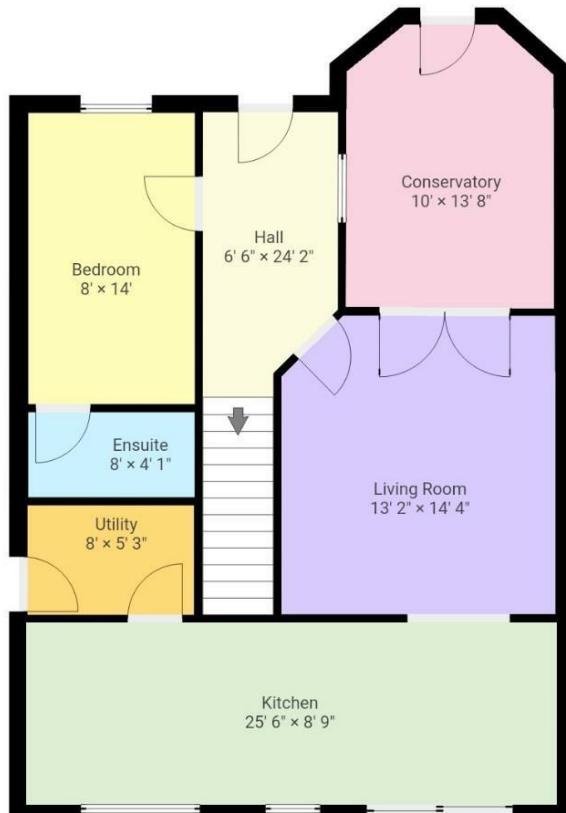
## Hybrid Map



## Terrain Map



## Floor Plan

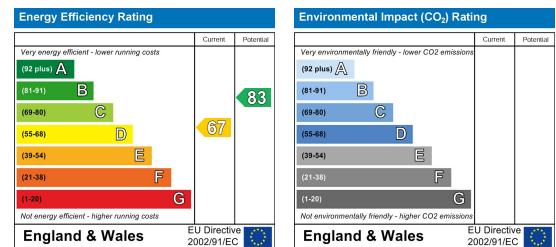


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## Viewing

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.