

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Heol-Y-Cyw, CF35 6HR

£950 Per Calendar Month



\*\*\*EMAIL ENQUIRIES ONLY PLEASE \*\*\*\*

Found in the village of Heol Y Cyw we have to offer a totally refurbished 3 bedroom semi detached property finished to a high and modern standard throughout. Freshly decorated .

Holding Fee £218.39  
EPC Rating D  
Council Tax Band C  
Heating Source - GAS



## LOUNGE

double sized lounge with laminate flooring, skimmed walls and ceilings with central light fitting, 2 radiators, feature staircase to first floor with wooden spindles, windows to front and back, door to kitchen.

## KITCHEN DINING ROOM

Kitchen diner with split level flooring to kitchen, laminate flooring, skimmed walls and ceilings, central light fittings, radiators, window and door to rear, modern fitted kitchen grey gloss with built in fridge and hob with extractor hood, door to utility and cloakroom.

## UTILITY ROOM / CLOAKROOM

Seperate utility and cloakroom, with laminate flooring, skimmed walls and ceilings, central light fitting, plumbing for washing machine, wall mounted combi boiler, wc is seperate with wc and hand wash basin, window to side.

## BEDROOM

double bedroom with carpets, skimmed walls and ceilings with central light fitting, upvc window to front, built in double wardrobes

## BEDROOM.

double bedroom with carpets, skimmed walls and ceilings with central light fitting, upvc window to front, built in double wardrobes

## BEDROOM..

double bedroom, with carpets, skimmed walls and ceilings central light fitting, radiator, upvc window to rear.

## BATHROOM

family bathroom with ceramic tiled flooring, part tiled and skimmed walls, skimmed ceilings with central light fitting, 3 piece suite with bath, wc and sink, separate quadrant shower cubicle with mixer shower, radiator, window to rear.

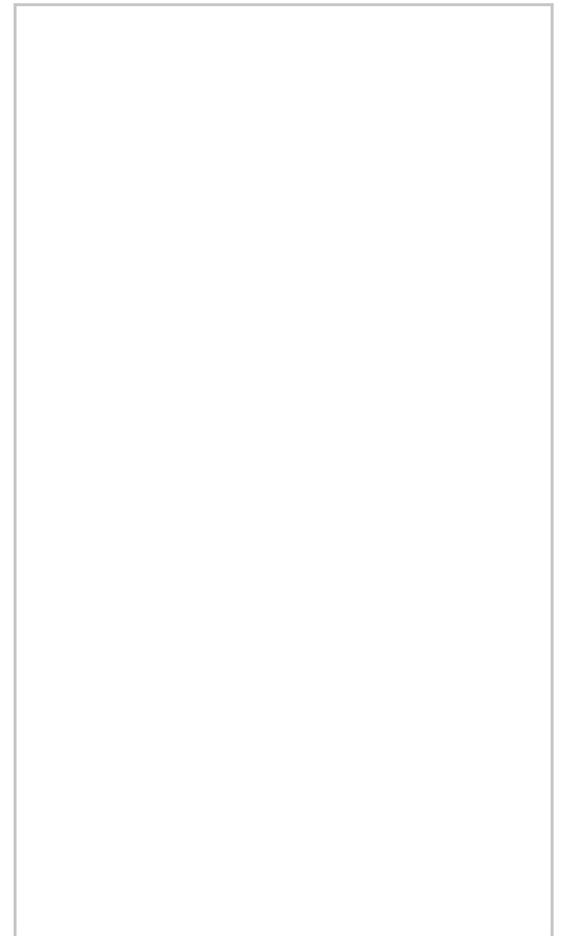
## GARDEN

Garden to the rear of the property along with parking at the front and rear of the property.

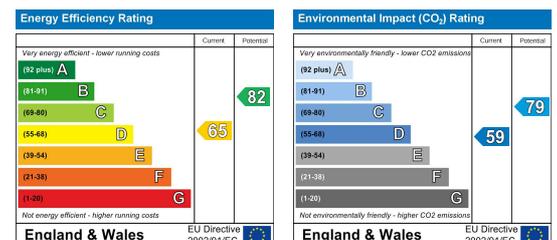
## Area Map



## Floor Plans



## 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.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG

Tel: 01656 856118 Email: [bridgend@hunters.com](mailto:bridgend@hunters.com) <https://www.hunters.com>