

# HUNTERS<sup>®</sup>

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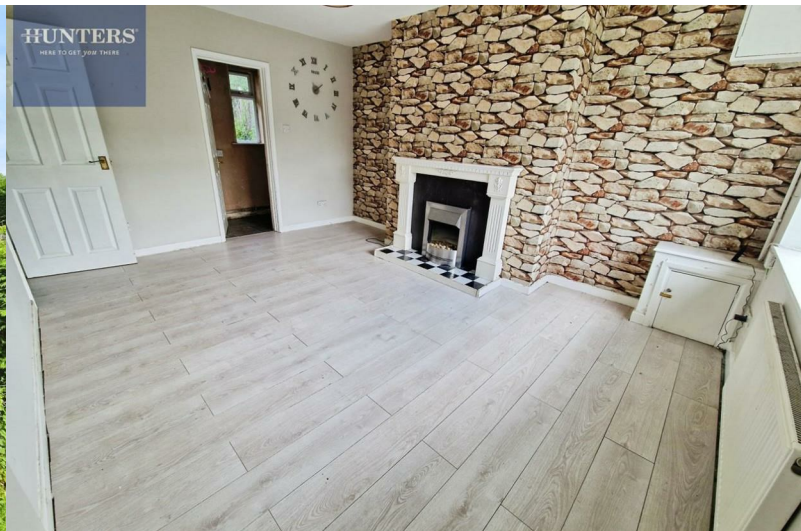
## Heol Pant-Yr-Awel

Pantyrwel, Bridgend, CF32 7LA

Offers Over £150,000



Council Tax: B

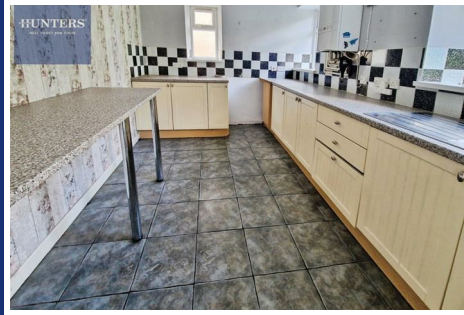




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## General

Pant Yr Awel is a charming village in Bridgend, Wales, known for its picturesque landscape and strong sense of community. Nestled in the heart of the Ogmore Valley, this quaint village offers a peaceful and serene setting for residents to enjoy.

One of the main benefits of living in Pant Yr Awel is the excellent transport links that connect the village to nearby towns and cities. The A4061 road runs through the village, providing easy access to Bridgend and the surrounding areas. Public transportation options are also available, with regular bus services connecting Pant Yr Awel to neighboring communities.

Local amenities in Pant Yr Awel include a variety of shops, pubs, and restaurants, providing residents with convenient access to everyday essentials and dining options. The village also has a community center, where residents can participate in various activities and events, fostering a strong sense of community spirit.

Pant Yr Awel is surrounded by stunning beauty spots, including the picturesque countryside of the Ogmore Valley and nearby walking trails, perfect for outdoor enthusiasts and nature lovers. The village is also close to the beautiful Ogmore-by-Sea, offering residents the opportunity to enjoy the stunning coastline and sandy beaches.

For families with children, Pant Yr Awel boasts a selection of schools in the area, providing quality education for students of all ages. The village's close-knit community and friendly atmosphere make it an ideal place to raise a family.

## Hallway

with carpets, smooth walls and smooth ceilings with central lighting, stairs to first floor, front door.

## Lounge

14'9" x 11'9" (4.50m x 3.58m)

with laminate flooring, skimmed walls and ceilings with central lighting, radiators, window to front, marblewood fire surround tile effect hearth, door to rear utility with window and lumbing for washing machine.

## Reception Room

11'9" x 9'9" (3.58m x 2.97m)

with carpets, skimmed walls and ceilings with central lighting, radiators, window to front

## Rear hallway & wc

with tiled flooring, skimmed walls and ceilings with central lighting, rear door and door to toilet with 2 piece suite wc and hand wash basin, radiator, window to rear.

## Kitchen

11'11" x 8'10" (3.63m x 2.69m)

with tiled flooring, skimmed walls and ceilings with central lighting, radiator, selection of base units in cream gloss shaker with granite effect worktops with tiled splash back, one and half bowl sink with mixer tap, three windows to rear.

## Landing

with carpets, skimmed walls and ceilings with central lighting, window to rear, storage cupboard doors to:

### Bedroom 1

12'4" x 12'0" (at widest) (3.76m x 3.66m (at widest))  
Double bedroom with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, built in wardrobe, door to shower room.

Shower room with sink and electric shower.

### Bedroom 2

12'8" x 11'10" (3.86m x 3.61m )  
Double bedroom with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, built in cupboard.

### Bedroom 3

8'8" x 8'5" (2.64m x 2.57m )  
Double bedroom with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator, built in storage.

### Bathroom

9'0" x 5'8" (2.74m x 1.73m)  
found at rear with vinyl flooring and skimmed walls and ceilings with central lighting, 3 piece suite wc and sink, and bath with electric shower, window to rear, radiator.

### Gardens

Sloped rear garden with concrete steps leading up, rear access. Front gardens raised from pavement mostly grass with concrete path and steps.





Road Map



Hybrid Map



Terrain Map



Floor Plan

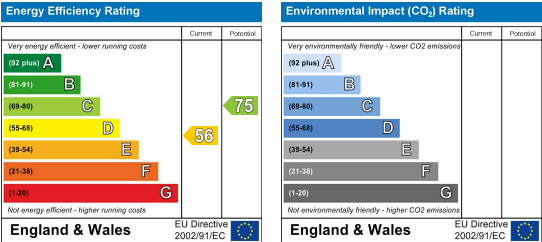


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Viewing

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Energy Efficiency Graph



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