



5 West Rhondda Road, Pontyrhyl, Bridgend

Guide Price £132,500 Freehold

A modernised two bedroom cottage, situated in the quiet hamlet known as Pontyrhyl, within the Garw valley. Offers splendid countryside views and easy access to cycle path, countryside walks and children's play area. Comprises of entrance porch, through lounge, kitchen, two bedrooms and bathroom. Benefits from Combi gas central heating, uPVC double-glazing and front and rear gardens with countryside views. Pedestrian access to rear.

Council Tax Band: A

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Front Garden

Steps leading to front enclosed garden with large patio slabs and railings with gate

Entrance Porch

w: 0.78m x l: 1.14m x h: 2.26m (w: 2' 7" x l: 3' 9" x h: 7' 5")
Brown front door with gold handle and letterbox, light brown laminate flooring, magnolia walls, white ceiling, one light switch, fuse box, brown wooden door into living room

Lounge/Diner

w: 4.14m x l: 5.51m x h: 2.25m (w: 13' 7" x l: 18' 1" x h: 7' 5")
Light brown laminate flooring, magnolia walls, white skirting boards, white ceiling, 2 ceiling lights, one large brown framed window looking out to front with vertical blinds and curtains, 3 white radiators, various plug sockets

Kitchen

w: 2.23m x l: 3.72m x h: 2.7m (w: 7' 4" x l: 12' 2" x h: 8' 10")
Black patterned large tiled flooring, white kitchen cupboard units with black speckled worktop, white walls with some white tiles across lower half wall, white ceiling with 7 spotlights and one small ceiling hatch window, silver sink unit, black electrical cooker with silver cooker hood, inter heated fridge and freezer, White PVC door leading to garden

Bathroom

w: 2.31m x l: 1.63m x h: 2.57m (w: 7' 7" x l: 5' 4" x h: 8' 5")
Black patterned large tiled flooring, white walls with white tiling across bath wall and sink wall, white ceiling with 3 spotlights, white toilet, sink and bath unit with silver taps and overhead shower head, small window with textured glass

Stairs

w: 0.75m x l: 2.15m (w: 2' 6" x l: 7' 1")
Stairs leading to upstairs from living room/ dining room, grey carpet, magnolia walls with white skirting boards, white wooden banister and handrail

Under Stairs Storage

w: 0.75m x l: 1.61m (w: 2' 6" x l: 5' 3")
Brown wooden door at back of stairs located in living room/ dining room.

Landing

w: 1.78m x l: 1.12m x h: 2.23m (w: 5' 10" x l: 3' 8" x h: 7' 4")
L shape landing, grey carpet as stairs, magnolia walls, one ceiling lights, white ceiling, leading to bedroom 1 and 2

Bedroom 1

w: 2.41m x l: 4.18m x h: 2.23m (w: 7' 11" x l: 13' 8" x h: 7' 4")
Brown wooden door, grey carpet, magnolia walls with one light beige wall, white skirting boards and ceiling, one white radiator, 2 brown wooden framed windows looking out to front of house, built in wardrobes with brown wooden sliding doors

Bedroom 2

w: 2.63m x l: 3.23m x h: 2.22m (w: 8' 7" x l: 10' 7" x h: 7' 3")
Brown wooden door, grey carpet, magnolia walls, white ceiling with one ceiling lights, white skirting boards, 1 white radiator, brown framed window looking out to garden, small storage cupboard with white door where boiler is located

Garden

Back door from kitchen, steps with handrail up to garden with patio slab pathway

Disclaimer

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

