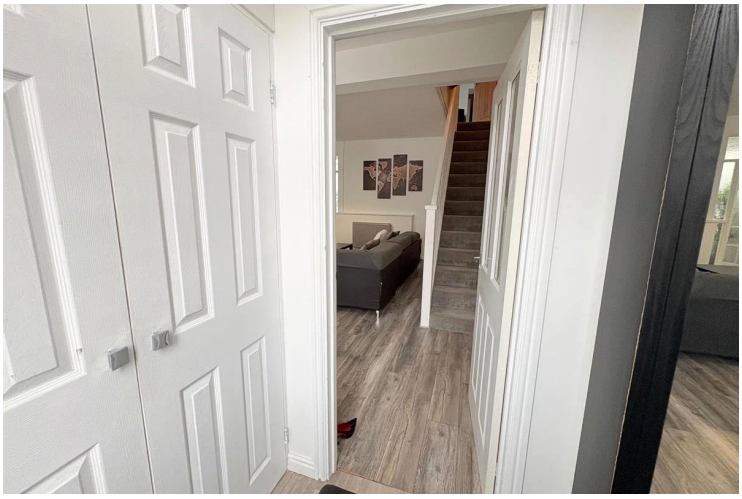






Hill View, Pontycymer, Bridgend

£185,000 Freehold

SSTC

CHAIN FREE! Stylish four-bedroom end terraced home in Pontycymer, featuring a spacious lounge/diner, modern kitchen with integrated appliances, skylight and breakfast bar, plus a principal bedroom with walk-in wardrobe and en-suite. Double-fronted with bay window and low-maintenance garden

Chain free | 2 bathrooms | 4 Bedrooms | Bay fronted | Ensuite Shower | Fully modernised | Private garden ideal for relaxing or entertaining | Semi detached | Spacious Kitchen | sky light | intergrated appliances | 7 Miles from M4 |

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CHAIN FREE – IDEAL FAMILY HOME

Situated on the corner of Hill View in Pontycymer, this attractive four-bedroom end terraced property offers a fantastic blend of modern style, generous living space and contemporary finishes throughout.

The property boasts an appealing double-fronted exterior, complemented by a charming bay window that adds character and kerb appeal. Inside, the home has been thoughtfully styled with a modern aesthetic, featuring a predominantly monochrome colour palette with tasteful pops of colour in the bedrooms, creating a stylish yet welcoming atmosphere.

At the heart of the home is a spacious living and dining area, providing the perfect setting for relaxing with family and entertaining guests.

The property further benefits from a large, modern kitchen, complete with integrated appliances, a breakfast bar and a skylight that allows natural light to flood the space. Combining practicality with contemporary design, this impressive kitchen provides an ideal setting for everyday cooking, casual dining and socialising.

The accommodation comprises four well-proportioned bedrooms, including an impressive principal bedroom with its own dressing room and en-suite bathroom, creating a comfortable and private retreat.

Further benefits include a ground-floor bathroom and two updated bathrooms, with the upstairs bathroom renovated in 2020 and the second bathroom completed in 2024. The property has also benefited from new flooring throughout, installed in 2020, adding to its well-presented interior.

Externally, the property enjoys an elevated garden featuring astro turf, creating a neat, low-maintenance outdoor space. Accessed via a set of steps, the garden offers a level area ideal for outdoor relaxation and entertaining during the warmer months.

Additional advantages include a rear parking bay with an electric vehicle charging point, while the rear flat roof was replaced approximately one month ago, providing a further recent improvement to the property.

The property is being offered to the market chain free, potentially allowing for a smoother move, subject to the usual conveyancing process.

Furniture and appliances may also be available by separate negotiation, with arrangements open for discussion during the sale.

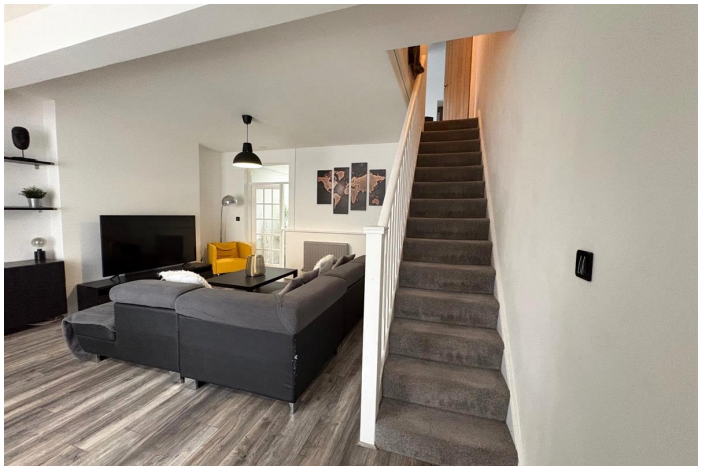
Combining contemporary interiors, versatile family accommodation, recent improvements and practical outdoor features, this attractive home presents an excellent opportunity for buyers seeking a stylish and well-appointed property in Pontycymer.

Early viewing is highly recommended!

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway, EV Charging, Off Street, On Street
Garden details: Private Garden

Entrance Porch
white front door with frosted glass panels and silver handle, light grey laminate flooring, white skirting, white walls, single pendant light

Lounge/Diner
w: 4.88m x l: 6.72m x h: 2.46m (w: 16' x l: 22' 1" x h: 8' 1")
White door with frosted glass panels and silver handle, laminate flooring, white skirting, white walls, 5 dual plug sockets, two grey radiators, two pendant lights, one bay front white framed window, white ceiling









Bathroom

w: 1.8m x l: 2.7m x h: 2.4m (w: 5' 11" x l: 8' 10" x h: 7' 10")

White door with silver knob, grey tiled floor, white skirting, grey tiled walls, white bath with over head black shower, black trimmed glass panel, white sink basin with black tap, white wall toilet, one frosted white framed window, white ceiling with spot lights

Kitchen

w: 4.4m x l: 3.3m x h: 2.5m (w: 14' 5" x l: 10' 10" x h: 8' 2")

White door with frosted glass panels and silver doorknob, black tiled floor, white skirting, white walls, 4 dual plug sockets + 1 single, one white radiator, white back door with frosted glass, white kitchen cabinets, black granite effect counter top, silver sink, silver integrated 4 top stove, silver cooker hood, integrated dish washer, black integrated oven, white tiled backsplash, white ceiling with spot lights, sky light feature

Bedroom 1

w: 2.75m x l: 6.12m x h: 2.16m (w: 9' x l: 20' 1" x h: 7' 1")

Light wood door with silver handle, light grey laminate flooring, white skirting, white walls, one white radiator, 2 dual plug sockets, one white framed window, white ceiling with single pendant light

Dressing Room

off bedroom one Grey laminate flooring, white skirting, white walls, white ceiling, single pendant light

En-suite

w: 1.52m x l: 1.85m x h: 2.16m (w: 5' x l: 6' 1" x h: 7' 1")

off bedroom one grey lino flooring, white skirting, light grey tiled walls, one white framed frosted window, one white radiator, free standing shower with white tray and silver accessories, white toilet with black seat, grey sink cabinet with white basin, white ceiling with spot lights

Bedroom 2

w: 3.36m x l: 2.75m x h: 2.16m (w: 11' x l: 9' x h: 7' 1")

Light wood door with silver handle, light grey laminate flooring, white skirting, 3 pink walls one grey with panelling, one gold tall radiator, 4 dual plug sockets, one white framed window, white ceiling with single pendant light

Bedroom 3

w: 3.05m x l: 3.68m x h: 2.16m (w: 10' x l: 12' 1" x h: 7' 1")

Light wood door with silver handle, light grey laminate flooring, white skirting,3 grey walls one purple panelled 3/4, one white radiator, 3 dual plug sockets, one white framed bay window, white ceiling with single pendant light

Bedroom 4

w: 2.75m x l: 3.06m x h: 2.16m (w: 9' x l: 10' x h: 7' 1")

Light wood door with silver handle, light grey laminate flooring, white skirting, teal walls, one white radiator,1 dual plug sockets, one white window, white ceiling with single pendant light

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.









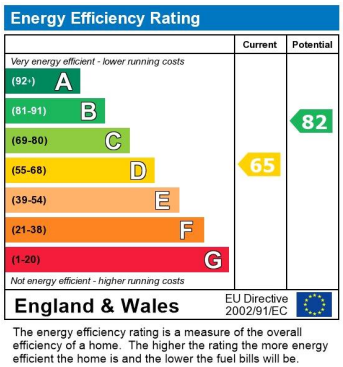
2, Hill View, Pontycymer, CF32 8LU



Total Area: 113.9 m² ... 1226 ft²

All measurements are approximate and for display purposes only





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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.