



Heol Tynton, Llangeinor, Bridgend

£195,000 Freehold

Well-presented 3-bedroom semi-detached home, built in the 1970s and refurbished 4 years ago. Features a spacious kitchen/diner, generous lounge, utility room, modern 4-piece bathroom, larger-than-average rear garden and brand-new boiler. Sellers have found a no-chain property!

3 Bedrooms | 4 miles from the M4 | 4 Piece Bathroom | Bright, spacious living areas and well-maintained interiors | Front and Rear Garden | Large Garden | Large kitchen/ diner | Rear garden with side access | Spacious Living Area | Fully modernised |

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LARGE GARDEN

THREE-BEDROOM SEMI-DETACHED HOME | HEOL TYNTON, LLLANGEINOR, BRIDGEND

Built in the 1970s, this well-presented three-bedroom semi-detached home on Heol Tynton, Llangeinor, was refurbished approximately four years ago and offers spacious accommodation throughout, complemented by modern finishes and neutral décor. The property also benefits from a brand-new boiler installed last Christmas.

To the front, the property features a tiered frontage, with natural pebbles to the first level and attractive natural paving stones to the second.

The spacious kitchen/diner is fitted with neutral gloss kitchen units, grey wood-effect worktops and marble-effect floor tiles. Features include a modern electric cooker hood, eye-level oven, integrated fridge/freezer and dishwasher. A door provides access to the rear garden, while patio doors to the front allow plenty of natural light into the space.

The generous living room continues the neutral décor and features stylish herringbone flooring and a feature fireplace, creating a welcoming space to relax. A further door leads to a useful utility/storage room, currently accommodating a washing machine and tumble dryer.

To the first floor, there are three bedrooms, two of which feature decorative wall panelling, adding character and style. A spacious landing leads to the recently extended four-piece family bathroom, finished in a contemporary grey and white colour scheme. The bathroom comprises a freestanding bath, corner shower and a modern white bowl sink.

Externally, the property benefits from a larger-than-average rear garden, offering excellent outdoor space to enjoy.

Situated in the village of Llangeinor, this refurbished home combines generous living accommodation with modern finishes while retaining the practical layout of a traditional 1970s property.

The sellers have already found a property with no onward chain, presenting an excellent opportunity for buyers looking to progress with their move.

Council Tax Band: A
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden

Kitchen/Diner

w: 2.9m x l: 5.63m x h: 2.3m (w: 9' 6" x l: 18' 6" x h: 7' 7")
tan door with glass panel and silver handle, marble effect grey tiled flooring, oyster painted walls, patio doors, white framed back door to back garden, white gloss kitchen units, grey wood effect counter tops, silver eyelevel oven, gas 4 hobb stove top, black electric exhaust fan, silver sink, two white radiators with covers, white painted ceiling with spot lights and one light fixture

Living room

w: 3.6m x l: 3.94m x h: 2.3m (w: 11' 10" x l: 12' 11" x h: 7' 7")
White front door with silver handle, light herringbone flooring, white skirting, light grey painted walls, one white framed window, one white radiator, electric fire place, white ceiling, single pendant light

Storage Cupboard

w: 1.2m x l: 1.04m (w: 3' 11" x l: 3' 5")
with boiler

Landing

w: 1.68m x l: 2.3m x h: 2.3m (w: 5' 6" x l: 7' 7" x h: 7' 7")
grey carpet, white skirting, white banister, light grey painted walls, one



dual plug socket, one white framed window, white ceiling, loft access, one light fixture

Bedroom 1

w: 3.7m x l: 3.74m x h: 2.3m (w: 12' 2" x l: 12' 3" x h: 7' 7")
Tan door with silver handle, grey carpet, white skirting, one 3/4 panelled white wall, light grey painted walls, 3 dual plug sockets + one single, one white framed window, one white radiator, white ceiling with single pendant light

Bedroom 2

w: 2.9m x l: 3.59m x h: 2.3m (w: 9' 6" x l: 11' 9" x h: 7' 7")
Tan door with silver handle, grey carpet, white skirting, two patterned papered walls, two white painted, 2 dual plug sockets+ one single, one white framed window, one white radiator, white ceiling with single pendant light

Bedroom 3

w: 2.26m x l: 2.33m x h: 2.3m (w: 7' 5" x l: 7' 8" x h: 7' 7")
Tan door with silver handle, grey carpet, white skirting, 1/2 panelled walls in pink 1/2 white wall painted, 3 dual plug sockets, one white framed window, one white radiator, white ceiling with single pendant light

Bathroom

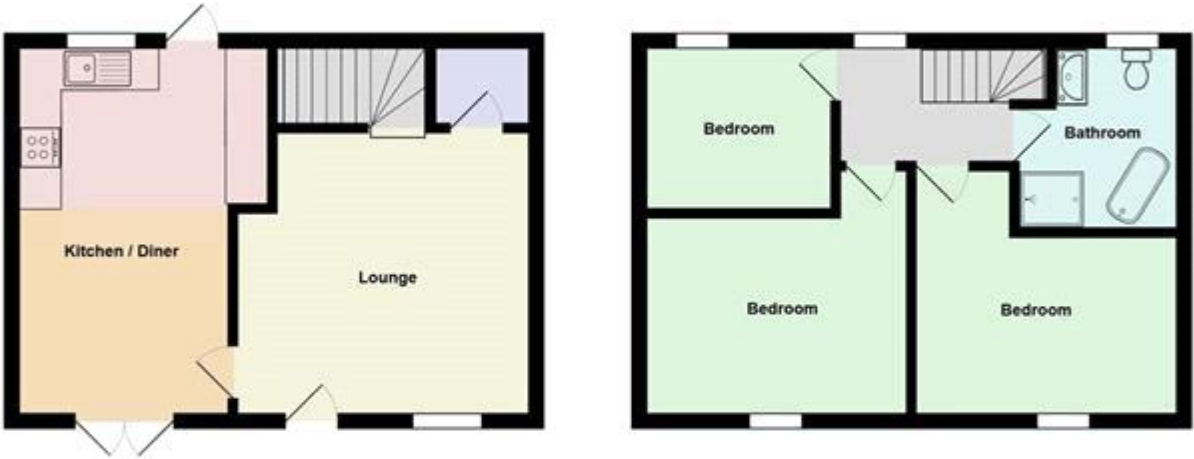
w: 2.14m x l: 2.49m x h: 2.3m (w: 7' x l: 8' 2" x h: 7' 7")
Tan door with silver handle, white tiled floor, light grey tiled walls, one white framed window, white free standing bath, white sink cabinet with countertop and white sink bowl, white toilet, separate silver trimmed glass shower

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.



1, Heol Tynton, Llangeinor, CF32 8PP



Total Area: 82.2 m² ... 885 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.

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/fitings 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.