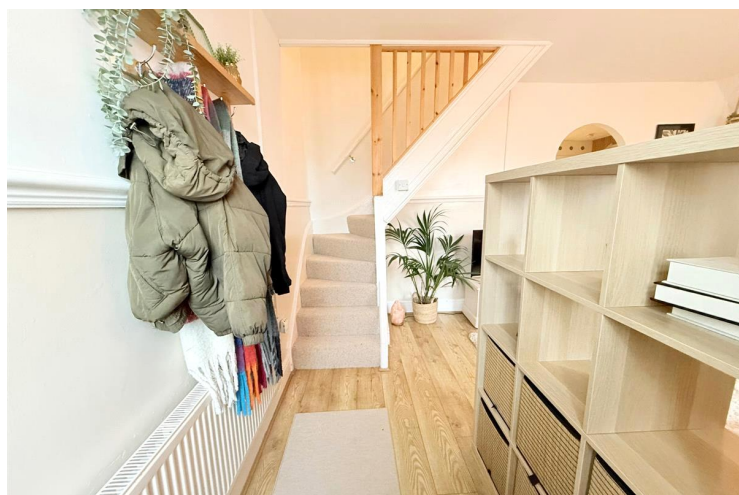
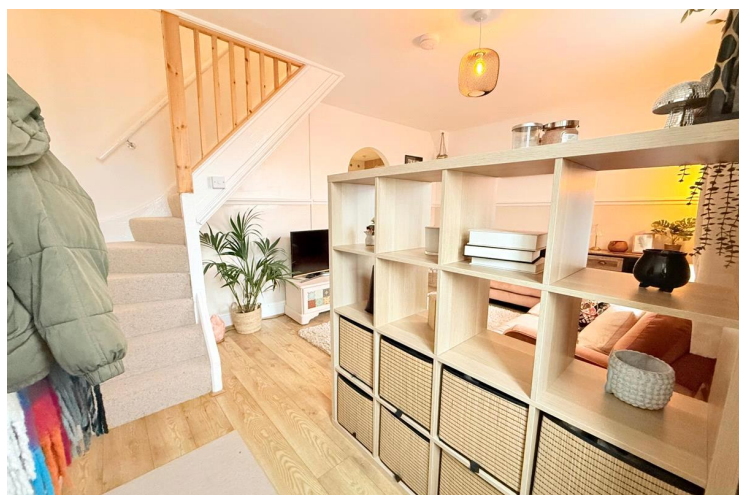




Lower Church Street, Pontycymer, Bridgend

£130,000 Freehold

Three-bedroom property in Lower Church Street, Pontycymer, featuring a living room, dining area with attractive archways, fitted kitchen, and family bathroom. Upstairs offers three bedrooms with neutral décor, while outside benefits from a grassed garden. Ideal for first-time buyers or investors.

3 Bedrooms | 6 miles from M4 and Bridgend Designer Outlet | Chain free | EPC RATING: 'C'. | Rear Garden | Fitted Kitchen | Rear garden with rear access | Upstairs bathroom | Valley Views |

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Three-Bedroom Property – Lower Church Street, Pontycymer

Situated on Lower Church Street in Pontycymer, this three-bedroom property offers well-proportioned accommodation throughout, making it an ideal opportunity for first-time buyers, families or investors.

The ground floor comprises a welcoming living room, a separate dining room and a fitted kitchen. The living and dining areas feature a half-and-half wall design with decorative trim, adding character to the space. Brown wood-effect flooring runs throughout the ground floor, providing a practical and complementary finish.

The kitchen is fitted with cream units, an electric hob, a silver cooker hood and an integrated oven. Two doors lead from the kitchen out to the garden, providing convenient access to the outdoor space while allowing natural light to flow into the room.

To the first floor are three bedrooms, all finished with beige carpeting, white-painted walls and a neutral feature wallpapered wall, creating a light and versatile space ready for a new owner to make their own. The family bathroom comprises a bath with a shower over, offering practical facilities for everyday living.

Externally, the property benefits from a recently done up grassed garden, providing outdoor space to relax, entertain or enjoy during the warmer months.

Located in the village of Pontycymer, this property offers a great opportunity for those seeking a three-bedroom home with separate living and dining areas and a garden.

Council Tax Band: A

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden

Living room

w: 4.87m x l: 3.55m x h: 2.59m (w: 16' x l: 11' 8" x h: 8' 6")

White front door with textured glass, brown wooden effect laminate flooring, two toned painted walls with trim, skirting boards and ceiling with one light, fuse box and electric meter on wall by door, one white framed window with horizontal blinds, two white radiators, stairs to first floor, archway to;

Dining Room

w: 2.41m x l: 2.29m x h: 2.43m (w: 7' 11" x l: 7' 6" x h: 8')

Brown wooden effect laminate flooring, two toned painted walls with trim, skirting boards and ceiling with light, boiler, door to rear, one white radiator, one double plug sockets, open large archway to;

Kitchen

w: 2.63m x l: 3.06m x h: 2.51m (w: 8' 8" x l: 10' 1" x h: 8' 3")

Brown wooden effect Lino flooring, white walls and ceiling with light, stone marble effect kitchen worktop, cream kitchen units, white tiles above worktop, electric hob with silver cooker hood, integrated oven, four double and 1 single plug socket, door to rear, two white framed windows

Bedroom 1

w: 2.8m x l: 2.61m x h: 2.94m (w: 9' 2" x l: 8' 7" x h: 9' 8")

White door with silver handle, white skirting boards, beige carpet, 2 dual sockets, white walls with one papered, 1 radiator, 1 window overlooking front, white ceiling, single pendant light.

Bedroom 2

w: 1.95m x l: 3.53m x h: 2.92m (w: 6' 5" x l: 11' 7" x h: 9' 7")

White door with silver handle, white walls one papered, white skirting board, beige carpet, 1 dual socket, 1 radiator, 1 window overlooking front, white ceiling, single pendant light.

Bedroom 3



w: 2.62m x l: 4.11m x h: 2.62m (w: 8' 7" x l: 13' 6" x h: 8' 7")
White door with silver handle, white skirting boards, beige carpet, 1 radiator, 2 dual sockets, white walls, 1 window overlooking Rear, white ceiling with single pendant light.

Bathroom

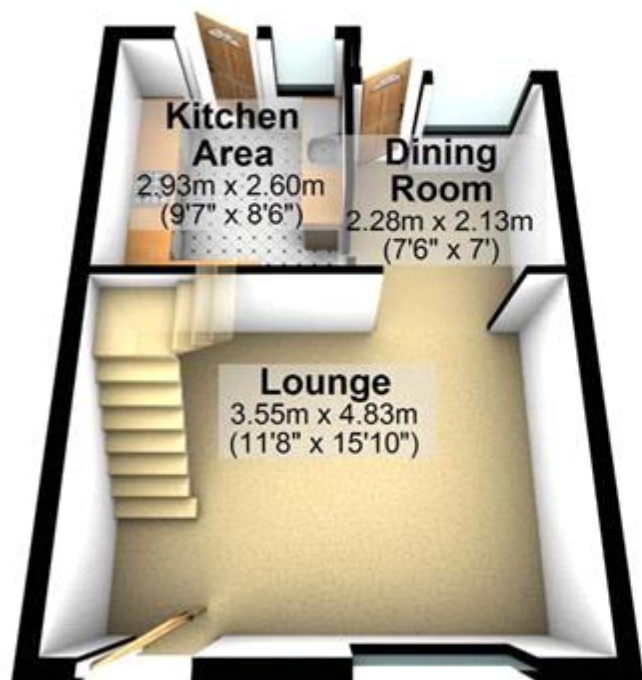
w: 2.28m x l: 2.41m x h: 2.3m (w: 7' 6" x l: 7' 11" x h: 7' 7")
White door with silver handle, wood panelled flooring, white with grey patterning walls, wood skirting boards, 1 radiator, 1 white toilet, 1 white sink with silver tap, 1 white bath with silver tap and silver shower head, extractor fan fitted.

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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	71
(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.

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.