



Ty Mawr, Garreg Road  
Bridgend, CF32 8EL

Watts  
& Morgan



# Ty Mawr, Garreg Road

Pontycymer, Bridgend CF32 8EL

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**£350,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

An individually designed four-bedroom detached residence, set amidst the breathtaking scenery of the Garw Valley in Pontycymer. Surrounded by mature woodland and rolling hills, this exceptional home offers a rare blend of tranquility and convenience, located within walking distance of local schools, shops, and amenities, and just a short drive from Bridgend Town Centre and Junction 36 of the M4.

Accommodation comprises; entrance hall, bedroom one with en-suite shower room, 2 further double bedrooms, bathroom and utility. First floor; main living room opening out onto a private balcony, kitchen/breakfast room, sitting room and shower room. Second floor; double bedroom and storage room. The property is approached via private off-road parking and includes an integrated garage. To the rear, an enclosed garden provides a peaceful retreat, while the private balcony offers panoramic views across the valley. Chain free.

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## Directions

Bridgend - 9.0 Miles M4 motorway - 6.0 Miles Cardiff - 26.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with tiled flooring, staircase leads up to the first floor and all doors lead off to the ground floor bedrooms. Bedroom One is a generous double bedroom with carpeted flooring, windows to the front and leads into an en-suite shower room. The en-suite is fitted with a double walk-in shower, WC and a wash hand basin. With tiling to the walls and flooring.

Bedroom Two is a second spacious double bedroom with carpeted flooring and windows to the front and side aspects. Bedroom Three is a third double bedroom with carpeted flooring and windows to the side and rear. The ground floor bathroom is fitted with a sunken bathtub, WC and a wash hand basin. With tiling to the walls and flooring, recessed spotlighting and a window to the rear. The utility room has base units and a stainless steel sink. With tiled flooring, work surfaces, access into the garage and a stable-style door opening out to the rear.

The first floor landing opens onto a spacious living room with carpeted flooring, 2 sets of patio doors opening out onto a raised balcony with scenic views over the rolling countryside. Leading into the kitchen/breakfast room which has been fitted a range of coordinating wall and base units with work surfaces over. With tiled flooring, tiling to the walls and windows to the front. All freestanding appliances can remain to include; Range oven, American style fridge/freezer and dishwasher. The first floor shower room is fitted with a walk-in shower enclosure, WC and a wash hand basin. With tiling to the walls and flooring and a window to the side. The sitting room is a great sized second reception room with a wood burning stove, carpeted flooring and windows to front and rear aspects. There is a staircase off the first floor landing leading up to the second floor.

The second floor has a generous store room and access into bedroom four which is a spacious bedroom with storage in the eaves and velux windows.

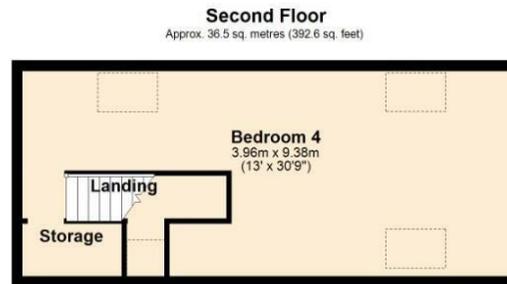
### GARDENS AND GROUNDS

Approached off Garreg Road, Ty Mawr benefits from a private position offering scenic views overlooking the rolling hills surrounded by tall woodland. There is off-road parking for numerous vehicles. There is an enclosed garden to the side predominantly laid to lawn with space for outdoor furniture and built-in wood store. There is an integrated garage with up and over door and power supply and a shared covered carport area for parking.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.





Main area: Approx. 213.5 sq. metres (2298.0 sq. feet)  
Plus garages, approx. 19.3 sq. metres (207.9 sq. feet)

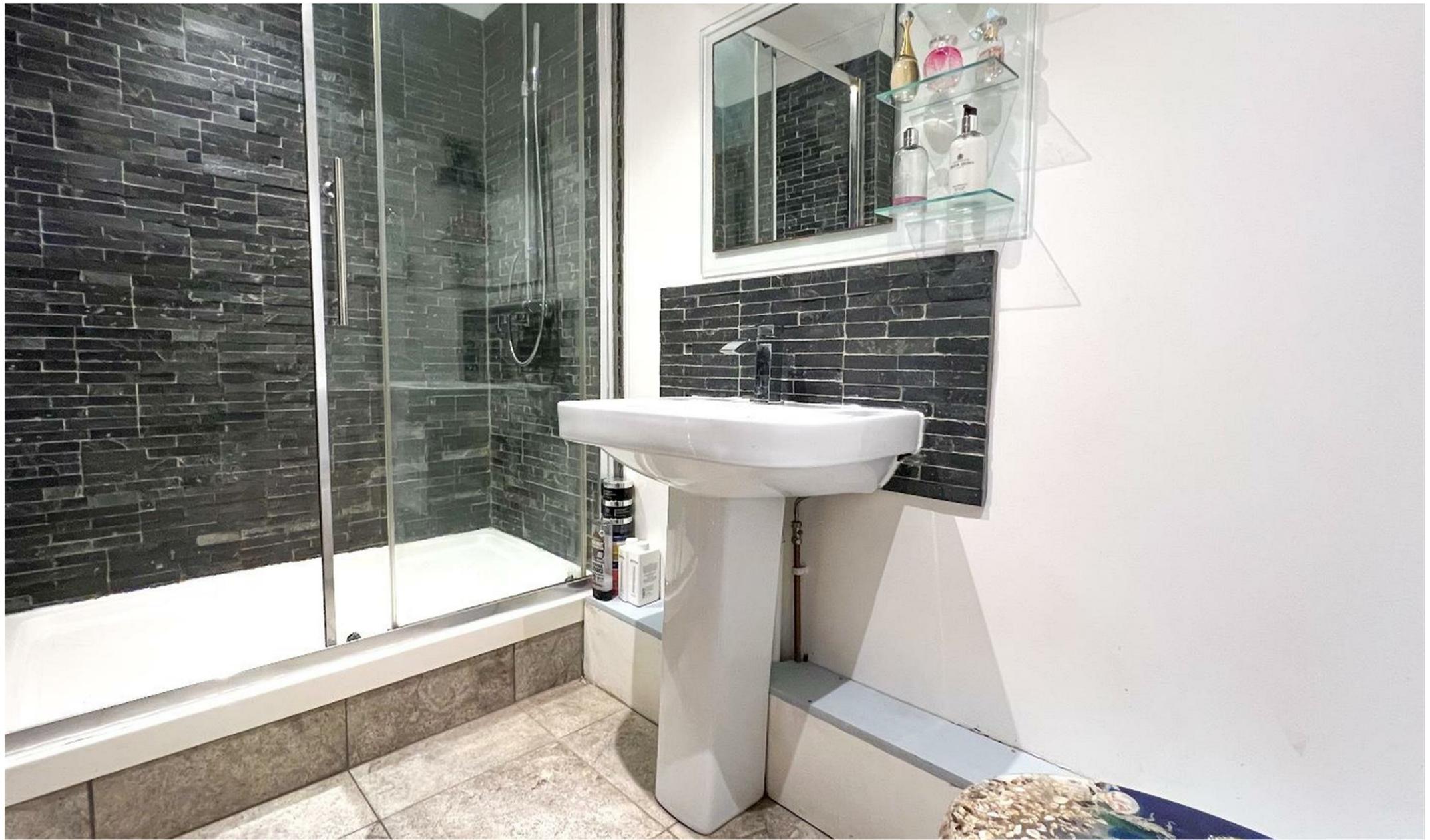
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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