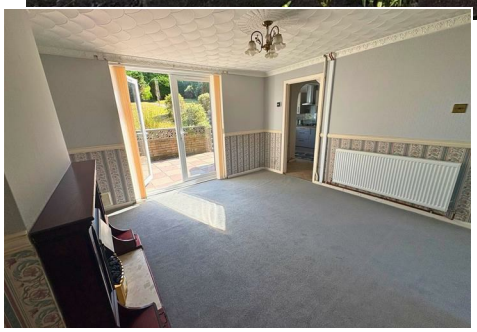
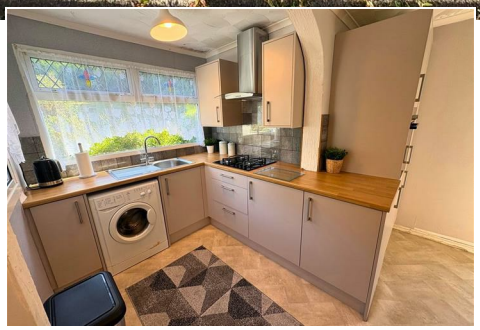
Ferriers
Sales & Letting Agents





10 Dwyfor Road, Cymmer, SA13 3RF

Offers In The Region Of £140,000

Situated in a popular residential location, this detached three-bedroom family home offers generous accommodation throughout and occupies a sizeable plot with attractive front and rear gardens. The property briefly comprises an entrance hall with a convenient ground floor W.C., a spacious lounge, separate dining room, and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a front garden and an impressive rear garden, offering excellent potential for keen gardeners, families, or those simply looking to enjoy outdoor space. The property would make an ideal family home and offers plenty of scope for a purchaser to put their own stamp on the accommodation. Early viewing is highly recommended to appreciate the potential, generous plot and detached position of this home.

Please note: This property is of Arcal construction. A structural survey has been commissioned for the purposes of assisting prospective purchasers in obtaining mortgage finance. Please enquire within for further information.

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = C.
Council Tax Band = A.

Ground Floor

Entrance Hallway 10'7" x 4'7" (3.25 x 1.40)

Textured and coved ceiling, papered walls with dado rail, fitted carpet, radiator, carpeted staircase leading to the first floor, uPVC double glazed window to the front, opening into reception room one, door into:-

Cloakroom 2'11" x 5'10" (0.91 x 1.79)

Textured and coved ceiling, papered walls, vinyl flooring, two piece suite comprising a wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Reception Room One 13'7" x 13'5" (4.15 x 4.09)

Textured and coved ceiling, papered walls with dado rail, fitted carpet, radiator, coal effect gas fire sitting on a marble back and hearth with wooden mantle over, uPVC double glazed French doors to the rear providing access into the rear garden, door into:-

"L" Shape Kitchen 13'7" x 11'10" (4.15 x 3.63)

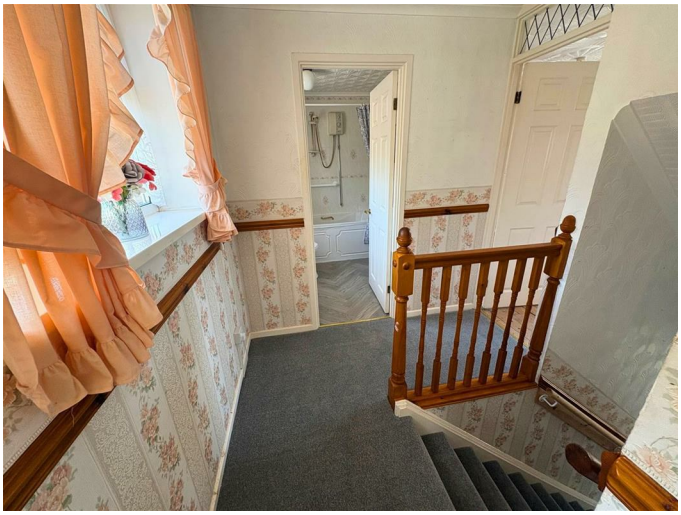
Textured and coved ceiling, papered walls, vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space and plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access around the front and rear of the property, door into:-

Reception Room Two 10'3" x 10'7" (3.13 x 3.23)

Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front.

First Floor

Landing 9'2" x 6'8" (2.80 x 2.05)



Textured and coved ceiling, papered walls with dado rail, fitted carpet, uPVC double glazed window with obscured glass to the rear.

Bedroom One 13'7" x 8'7" (4.15 x 2.62)

Textured and coved ceiling, papered walls, radiator, built-in wardrobe / storage, uPVC double glazed window to the front.

Bedroom Two 10'4" x 10'6" (3.15 x 3.21)

Textured and coved ceiling, papered walls, radiator, built-in wardrobe / storage, uPVC double glazed window to the front.

Bedroom Three 10'8" x 7'11" (3.26 x 2.42)

Textured and coved ceiling, papered walls, radiator, built-in wardrobe / storage, uPVC double glazed window to the rear.

Bathroom 7'3" x 6'0" (2.23 x 1.83)

Textured and coved ceiling, papered and tiled walls, wood effect vinyl flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Garden & Driveway

Generous front garden laid mainly to lawn with mature shrub borders, enjoying pleasant elevated views across the Afan Valley, whilst offering potential to create off-road parking (subject to any necessary consents).

Rear Garden

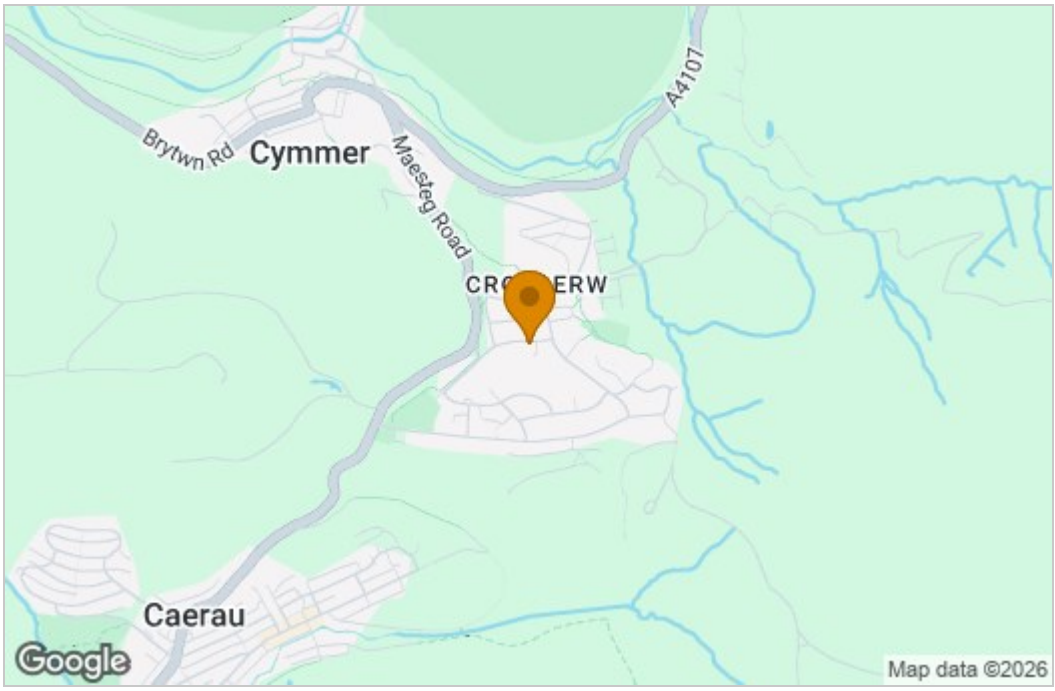
Sizeable enclosed rear garden laid mainly to lawn with mature shrubs and established borders, complemented by a paved patio seating area and offering an excellent degree of privacy.

Disclaimer

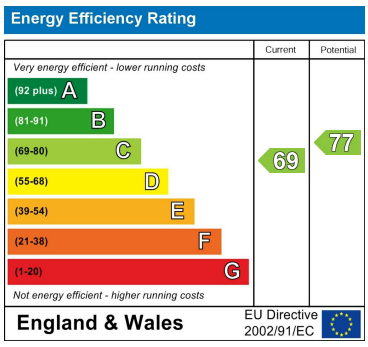
The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

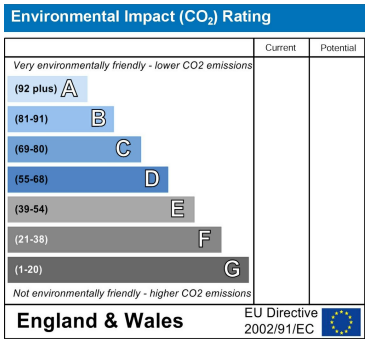
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Llynfi Road, Maesteg, Bridgend, Mid Glamorgan, CF34 9DS
Tel: 01656 733291 email: sales@ferrierwilliams.co.uk
https://www.ferrierhomes.co.uk