



70, Chantal Avenue
Bridgend, CF31 4NW

Watts
& Morgan



70, Chantal Avenue

Pen-Y-Fai, Bridgend CF31 4NW

£225,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A spacious 3/4 semi- detached dormer bungalow in need of modernisation. The property is situated in the sought after village of Pen-Y-Fai within walking distance of local village amenities and offering great access to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; porch, entrance hall, lounge, open-plan kitchen/dining room, WC and ground floor bedroom/sitting room. First floor; double bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. Externally offering a private driveway and rear garden. No onward chain.

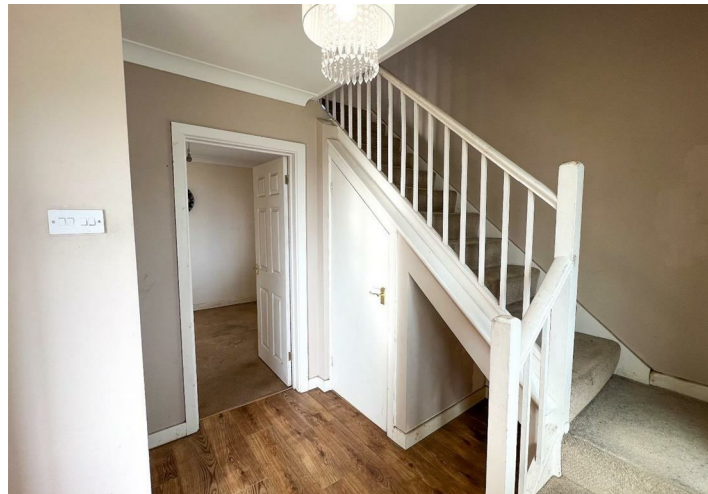
Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into a porch with tiled flooring, windows overlooking the front and a PVC door into the hallway.

The hallway has laminate flooring, a staircase rising to the first floor and all doors lead off. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with tiling to the walls and tiled flooring. The sitting room/ground floor double bedroom is a versatile room with carpeted flooring and a window to the side. The living room is a spacious light reception room with window over-looking the front, laminate flooring and a central feature electric fireplace.

Leading into the open-plan kitchen/dining room with tiled flooring, patio doors opening out to the rear garden, windows over-looking the rear garden and a further PVC door out to the rear. There is a built-in storage cupboard which houses the 'Glow-Worm' gas combination boiler. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs. Integrated appliances include; 4-ring gas hob with oven, grill and stainless steel extractor hood. There is a stainless steel sink with drainer and space for further appliances.

The first floor landing offers carpeted flooring, a window to the side and access to the loft hatch. Bedroom One is a double bedroom with recessed spotlighting, carpeted flooring and a window to the rear and leads into an en-suite shower room. The shower room has been fitted with a double walk-in shower enclosure with panelled walls, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the rear. Bedroom Two is a second double bedroom with carpeted flooring, windows over-looking the front and recessed spotlighting. Bedroom Three/study has carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, tiled flooring, spot-lighting and a window to the rear.

GARDENS AND GROUNDS

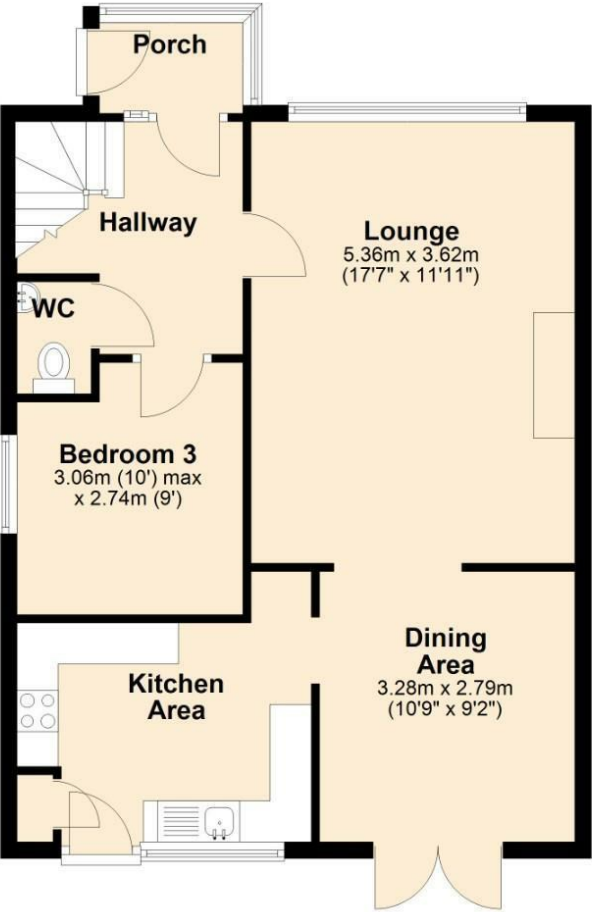
Approached off Chantal Avenue, no. 70 benefits from an elevated position with a private driveway with off-road parking for 2 vehicles and a front lawned garden. To the rear is an enclosed garden laid with patio and an outdoor storage shed. There is a timber gate providing access around to the front.

ADDITIONAL INFORMATION

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

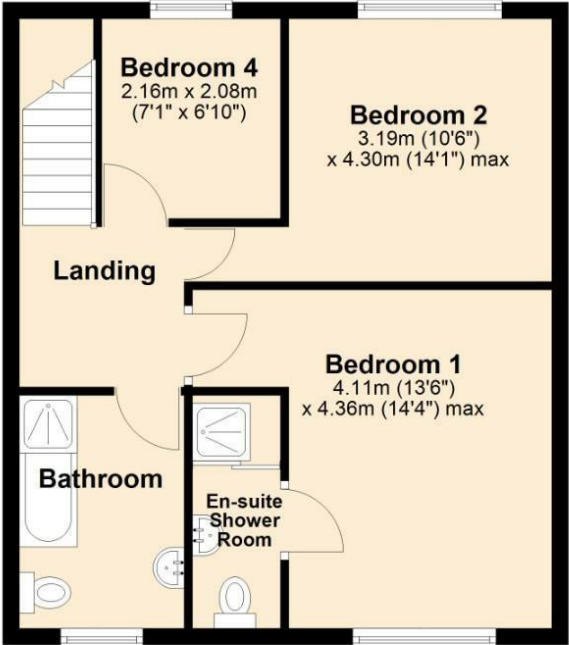
Ground Floor

Approx. 58.6 sq. metres (631.3 sq. feet)

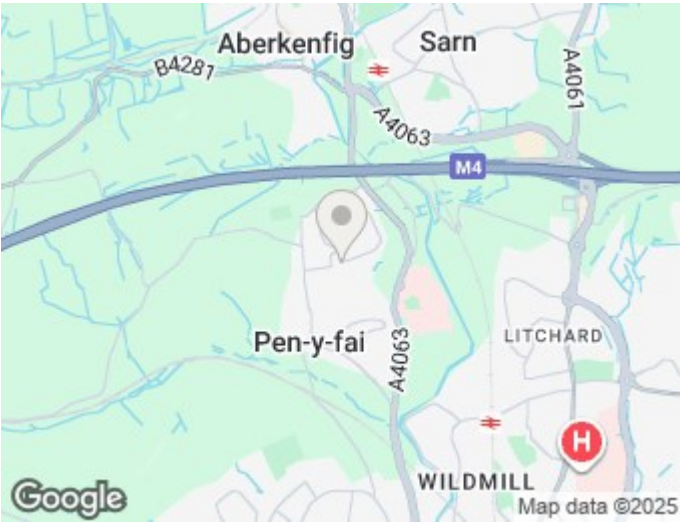


First Floor

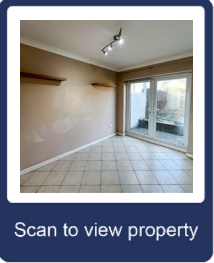
Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 105.5 sq. metres (1135.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	81
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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