



3, Pheasant Walk
Bridgend, CF31 4DU

Watts
& Morgan



3, Pheasant Walk

Pen-Y-Fai, Bridgend CF31 4DU

£650,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A tastefully renovated 4-bedroom modern property overlooking playing fields and close to the centre of the much-respected village of Pen-y-fai. This extended family home has been renovated to an expectational standard with a large landscaped south facing garden. Situated within walking distance of local pubs, schools, shops and great access via Bridgend town centre and J36 of the M4 motorway. Accommodation comprises; entrance hall, lounge, WC, family room, study, open plan kitchen / living room, utility. First floor main double bedroom with bespoke built wardrobes and an en-suite shower room. Three further double rooms with bespoke built wardrobes and a 4-piece family bathroom. Externally enjoying a shared driveway and off road parking for multiple vehicles, detached double garage and landscaped wrap around south facing garden. Chain free. EPC "C"

Directions

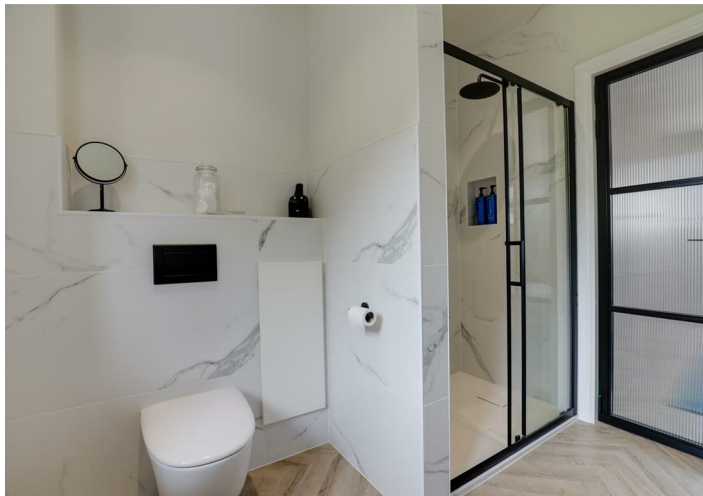
*Bridgend Town Centre- 2.0 Miles * J36 of the M4 Motorway
- 1.5 Miles * Cardiff City Centre - 23.4 Miles

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Summary of Accommodation

GROUND FLOOR

Entered via a composite door into the entrance porch with aluminium framed double doors opening out into a generous hallway with an exposed staircase with wrought iron spindles leading up to the first-floor landing. The entrance hallway offers large under stairs storage and a downstairs cloakroom. The cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin, built in storage with bespoke panelling and uPVC window to the front with fitted roller blind. The main living room is a wonderful sized reception room with uPVC windows to the front and patio doors opening out onto the rear patio. The living room offers herringbone flooring, spot lighting and a central feature fireplace with gas fire set on a slate hearth. The family room is a versatile reception room with windows to the front, herringbone flooring, spot lighting and fitted roller blinds.

To the rear of the property is the heart of the home the extended open plan kitchen/dining/sitting room with continuation of the herringbone flooring and spotlighting. The kitchen has been fitted with a range of modern shaker style wall and co-ordinating base units with solid bespoke stone worksurfaces over. Integral appliances to remain include bespoke handles, instant hot water tap, 5-ring 'Neff' induction hob with extractor hood over, 'Neff' oven, grill, and oven/microwave. Further appliances to include larder style integral fridge and freezer, 1 1/2 bowl undermount ceramic sink, wall lighting and pendant drop lights. The kitchen opens out into a wonderful sitting room with dual aspect floor to ceiling windows and patio doors out onto the rear garden.

The utility has been fitted with continuation of the shaker wall and base units with provisions for a washing machine and dishwasher. The utility house the new gas combi boiler and offers a window to the front and stable style door to the rear garden.

The study offers herringbone flooring, spot lighting and fitted roller blind with windows overlooking the garden.

FIRST FLOOR

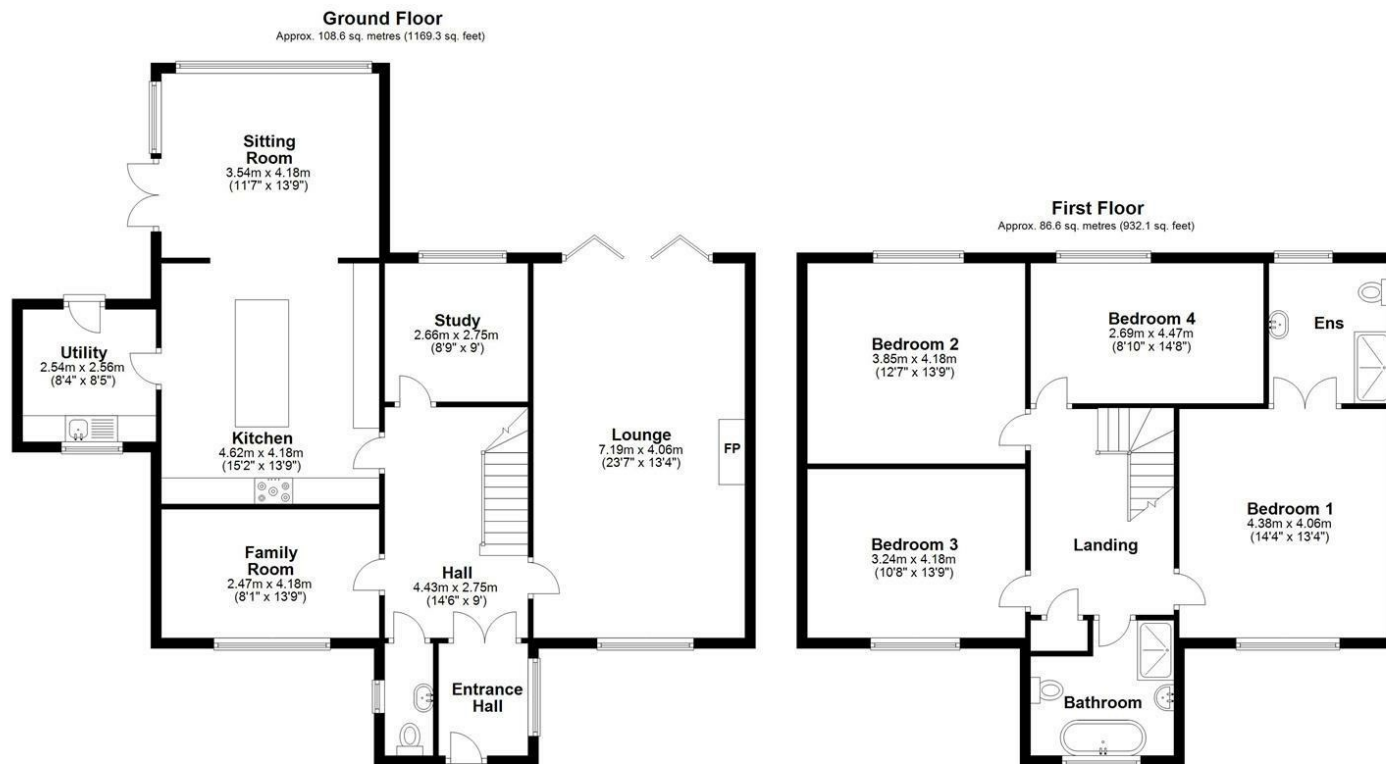
The first-floor landing offers herringbone flooring, access to the loft hatch and large built in storage cupboard. Bedroom one is an impressive room with windows to the front and bespoke built wardrobes with built in drawers. spot lighting and fitted wall lights. Double framed aluminium doors with ribbed glass open into the modern en-suite shower room fitted with a double shower enclosure, WC, and wash hand basin within unit with led mirror lighting. The en-suite offers marble effect styled walls, windows to the rear and built in hidden storage with electric toothbrush charger and fitted roller blind. Bedroom two is a generous sized bedroom with built in wardrobes with dressing table, herringbone flooring, and windows to the rear. Bedroom three is another good-sized room with built in wardrobes, herringbone flooring and windows to the front. Bedroom four is a further double bedroom offering herringbone flooring and built in wardrobes with dressing table and windows to the rear. The family bathroom has been fitted with a 4-piece suite comprising of a shower enclosure, free standing double ended bathtub, WC, and wash hand basin within unit. The bathroom benefits from marble effect tiled walls, spot lighting and LED lighting mirror and fitted roller blinds.

GARDENS AND GROUNDS

Approached off a private driveway shared between 3 properties, No.3 benefits from off road parking for multiple vehicles and a detached double garage with full power supply. The property sits on a large wrap around garden in a desirable spot backing on to playing fields with wonderful views. The garden has been laid with brand new turf and enclosed by timber fencing. The south facing garden offers large patio area around the property perfect for outdoor furniture, with outdoor power supply, lighting, and taps.

SERVICES AND TENURE

Freehold. All Mains connected. EPC "D". Council Tax band "G"

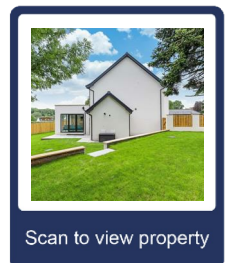


Total area: approx. 195.2 sq. metres (2101.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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		
	74	80
England & Wales		
	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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