



Archway Cottages, 4 Heol Ty'n Y Garn
Bridgend, CF31 4NY

Watts
& Morgan

Archway Cottages 4 Heol Ty'n Y Garn Pen-Y-Fai, Bridgend CF31 4NY

£180,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase this spacious two double bedroom cottage situated in the sought after village of Penyfai. Located within walking distance to local village shops and amenities and offering great access via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hallway/utility, lounge, dining area, kitchen. First floor landing, two double bedrooms, bathroom. Externally offering private drive to the front and a rear enclosed garden.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 20.0 Miles * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway/utility area with tiled flooring, two sets of windows to the front with fitted shutters and a further set of windows to the side with fitted shutters. Plumbing provided for an appliance and also houses the 'Worcester' gas combi boiler. Leads into an open plan hallway with laminate flooring, perfect space for dining table with access into the kitchen and living room. The kitchen is fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over with laminate flooring, tiled splashbacks. Integrated appliances include 4-ring gas hob with oven, grill and extractor hood over and a space provided for a freestanding fridge freezer and dishwasher. The kitchen also benefits from 1¼ bowl stainless steel sink with drainer. The living area has continuation of the laminate flooring, double doors opening out to the rear garden with fitted shutters, spotlighting and staircase leads up to the first floor. There is a built-in bioethanol fireplace with an oak mantle and ample space for both lounge and dining furniture.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a generous sized double bedroom with exposed wood flooring, windows to the rear and a built-in storage cupboard with spotlighting. Bedroom two is a second great size double bedroom with carpeted flooring and window to the front. The bathroom is fitted with a 3-piece suite comprising of a tiled bath with overhead shower and glass screen, WC and wash-hand basin with partially tiled walls, wood flooring and a window to the front.

GARDENS AND GROUNDS

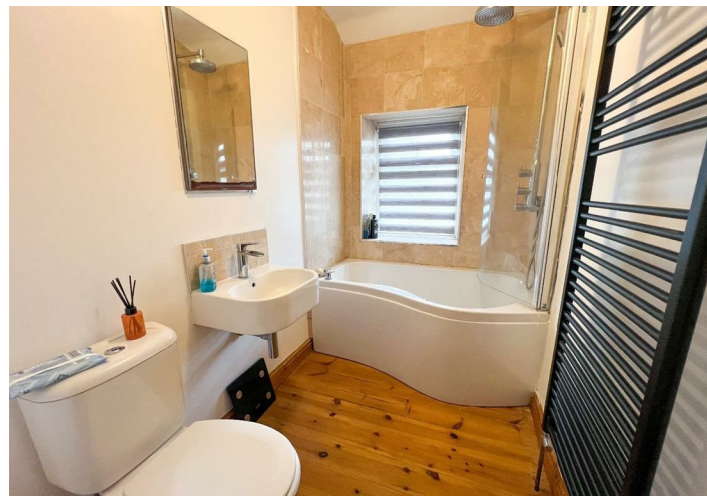
Approached off Heol Ty'n Y Garn No.4 Archway Cottages benefit from a private block paved drive to the front with off-road parking for two vehicles. To the rear is an enclosed garden with a patio area and an outdoor storage shed, all enclosed via timber fencing. The rear garden benefits from a private aspect backing onto woodland behind.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".

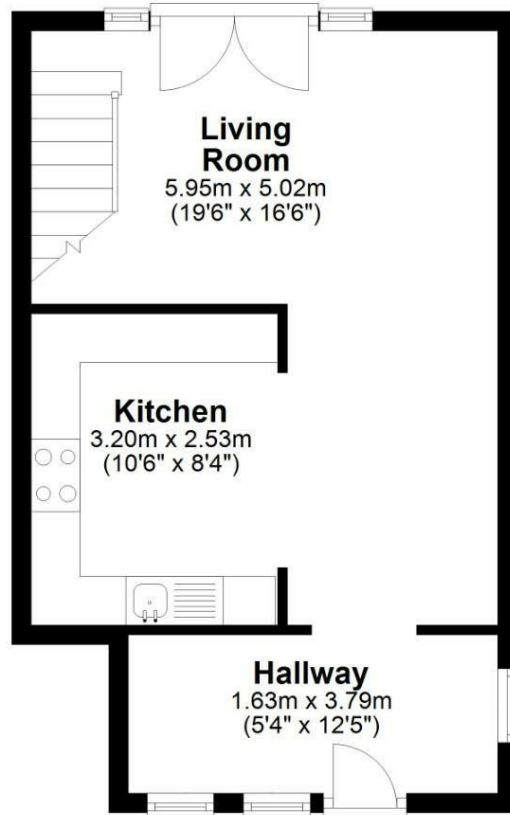
The garden is not included with the property. If the buyer required use of the garden, then they have to enter into an allotment agreement with Natural Resources Wales on a rolling contract basis.

* the forrest commission own the tree alongside the boundary and there is japanese knotweed treatment plan in place and has been for three years



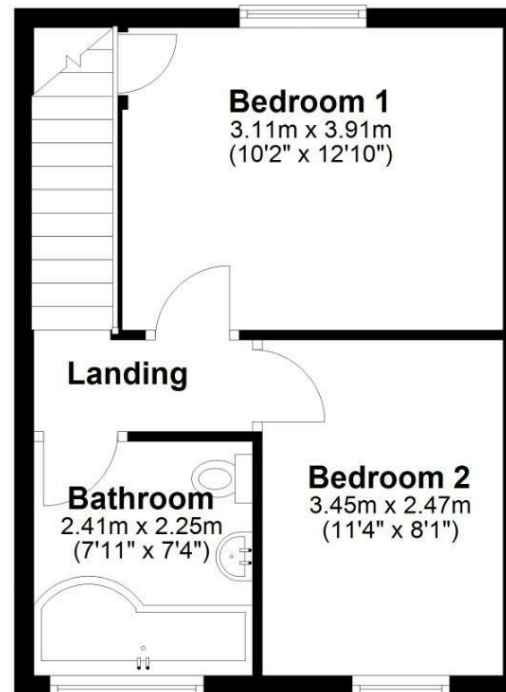
Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 sq. feet)

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.

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

