



9, Pen-Yr-Heol
Bridgend, CF31 4ND

Watts
& Morgan



9, Pen-Yr-Heol

Pen-Y-Fai, Bridgend CF31 4ND

£699,950 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious and well-presented five-bedroom detached family home set on a generous plot in the sought-after area of Pen-Y-Fai. Ideally situated within walking distance of local amenities, the property also offers excellent access to the M4 motorway and Bridgend town centre.

The accommodation briefly comprises an entrance hallway, two generous front reception rooms, and a large rear reception room, a spacious kitchen/diner, WC, and utility room.

To the first floor are four well-proportioned double bedrooms and two family bathrooms. A further storage room leads to the second floor to a large bedroom featuring Velux windows.

Externally, the property boasts a substantial private rear garden with an elevated decked seating area. To the front, there is a large driveway providing off-road parking for multiple vehicles, along with a double garage.

Directions

* Bridgend Town Centre - 2.2 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 1.9 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door which opens into a welcoming entrance hallway, complete with original oak parquet flooring. The entrance hallway also benefits from a useful storage cupboard and features a circular front facing window as well as the carpeted split staircase rising to the first floor.

The front reception room is a great sized room which features continuation of the oak parquet flooring and benefits from a large front facing bay window, allowing the room to feel bright and airy.

An additional large front reception room features engineered wood flooring and a large front facing window.

The rear reception room is another great sized versatile room and features light oak wood flooring and provides access to the rear garden through patio doors leading to a raised decking area.

Situated at the rear of the property, the open-plan kitchen/diner is finished with tiled flooring and is fitted with a range of coordinating wall and base units with complementary wood work surfaces and features a large rear facing window, overlooking the beautiful garden as well as a side facing window. Integrated appliances includes a dishwasher, as well as a 6 ring gas hob and Zanussi oven and built in microwave.

The utility room is accessed via a few steps down from the kitchen and features tiled flooring, a window to the rear and a side PVC door with access to the rear garden.

Just off the kitchen, the ground floor WC features a continuation of the tiled flooring and is fitted with a two-piece suite comprising a wash hand basin and WC.

To the first floor, the spacious landing is carpeted and provides access to four well-proportioned bedrooms and two family bathrooms.

The master bedroom which is located at the front of the property and offers carpeted flooring, a large front-facing bay window, and built-in cupboards.

The second bedroom is a generously sized double room positioned at the rear, complete with carpeted flooring and a rear-facing window.

The family bathroom is fitted with tiled flooring and a three-piece suite consisting of a wash hand basin, WC, and large corner jacuzzi bath. It also benefits from a rear-facing window and a useful storage cupboard.

Bedroom three is a lovely sized bedroom and is also located at the rear, featuring carpeted flooring and a rear-facing window.

Bedroom four is a great sized double and is located at the front of the property, which benefits from carpeted flooring and a front facing window.

The second family bathroom is fitted with a three piece suite, which includes a wash hand basin, WC and corner shower and benefits from having tiled flooring and a side facing window.

Access to the second floor attic bedroom is through a smaller carpeted storage room, which benefits from a front facing window. The second floor bedroom is a very generous double room, which features split levels and benefits from 4 Velux windows and carpeted flooring.

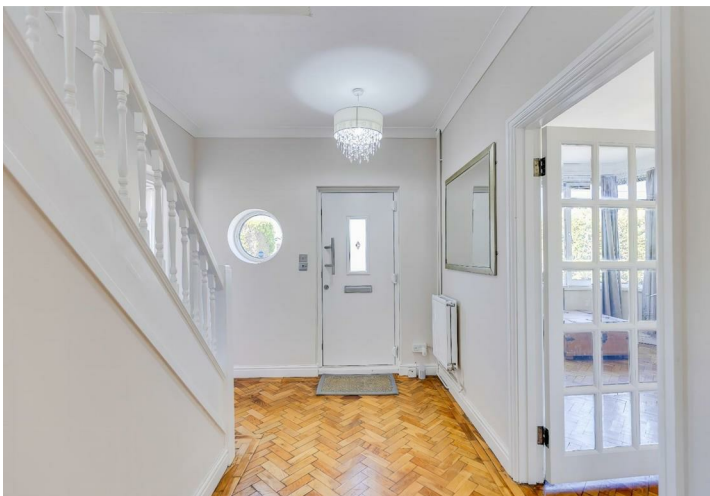
GARDEN AND GROUNDS

Approached from Pen-Yr-Heol, No. 9 benefits from a spacious private driveway to the front, offering ample off-road parking for several vehicles, in addition to a double garage, with a private outlook to the front. The property features a beautifully maintained and expansive garden, comprising a generous lawn and an elevated decking area, which can be accessed directly from the rear reception room. There are also additional paved areas providing further usable space. The garden is further enhanced by mature apple and Victoria plum trees, as well as benefitting from a storage shed and is fully enclosed by a combination of walling and hedging, creating a high degree of privacy.

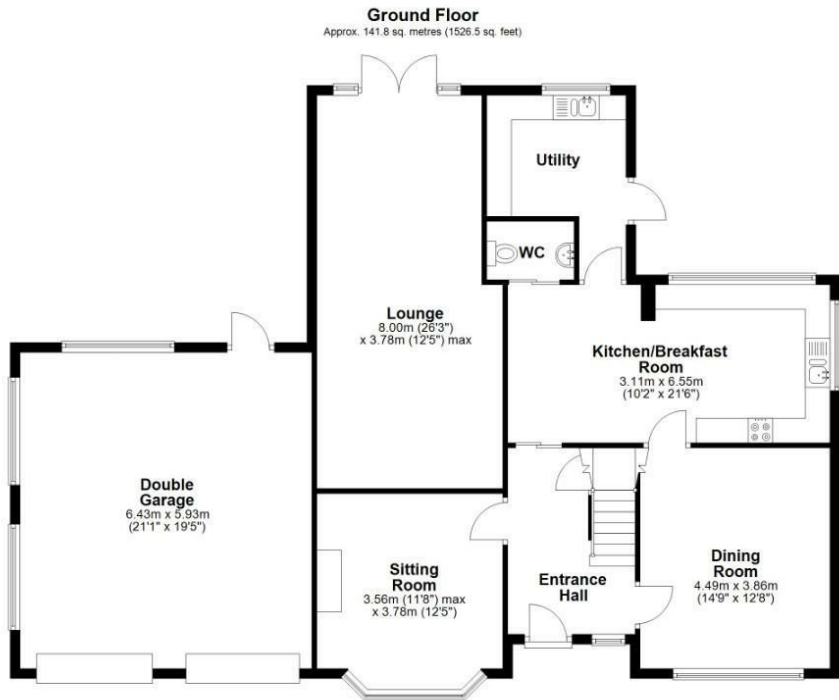
The property previously benefited from outline planning permission for an additional dwelling within the rear garden (now lapsed), offering potential for future development subject to the necessary consents.

ADDITIONAL INFORMATION

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





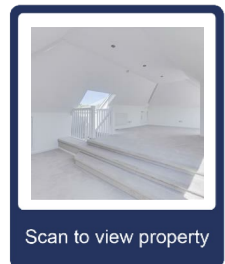


Total area: approx. 253.8 sq. metres (2731.6 sq. feet)



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	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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