



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

Watts  
& Morgan







# 16, Pen-Yr-Heol

Pen-Y-Fai, Bridgend CF31 4ND

**£300,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A 3/4 bedroom mid-terrace property which boasts character throughout whilst offering flexible living accommodation. Situated in the village of Pen-Y-Fai. Located just a short walk from local shops, schools, amenities and located conveniently close proximity to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hall, lounge, open-plan kitchen/dining room, sitting room, utility and ground floor WC. First floor; 3 good sized bedrooms, bathroom and a separate shower room. Second floor; loft room with WC and dressing room. Externally offering a private drive to the front with off-road parking, further off-road parking to the rear and a substantially large enclosed rear garden with outbuilding, summerhouse, workshop, shed and greenhouse and gated access.

## Directions

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

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance porch with tiled flooring into the hallway with carpeted flooring and staircase up to the first floor. There is a built-in seating area and a window to the front.

The living room is spacious reception room to the front of the property and benefits from tiled flooring and 2 sash windows to the front. The contemporary open-plan kitchen/dining room has been fitted with range of two-tone shaker style wall and base units with complementary laminate work surfaces over. Appliances include; 4-ring hob with extractor hood over and integrated oven and grill. Space is provided for a freestanding fridge/freezer and dishwasher and ample space for a freestanding dining table. There is a central island with space for high stools, tiled flooring, recessed spotlighting, exposed beam ceiling, a PVC door opening out to the rear and a further window to the rear. The kitchen/dining room leads into the utility and the ground floor WC. The WC is fitted with a 2-piece suite comprising; WC and a wash hand basin set within work surfaces. Also features tiled flooring, space and plumbing for 2 appliances and a window to the rear. The utility room has tiled flooring, a fully glazed PVC door opening out to the side. The utility room has been fitted with wall and base units with work surfaces over. There is a stainless steel sink with drainer and tiled splash-backs. The sitting room is a great sized second reception room to the rear with vaulted exposed beam ceiling, tiled flooring, windows to the rear and side aspect and there is a central feature multi-fuel burner.

The first floor landing has carpeted flooring and double built-in storage cupboard. Bedroom One is a spacious double bedroom with carpeted flooring and a window to the rear. Bedroom Two is a second generous double bedroom with carpeted flooring and a window to the side. Bedroom Three is a great sized third bedroom with exposed wood flooring and a window to the front. The bathroom is fitted with a 3-piece suite comprising; bathtub, WC and a wash hand basin. With vinyl flooring, panelling to the walls, an obscured PVC window to the rear and a built-in storage cupboard. The separate shower room is fitted with walk-in shower enclosure with glass sliding door and tiling to the walls and flooring.

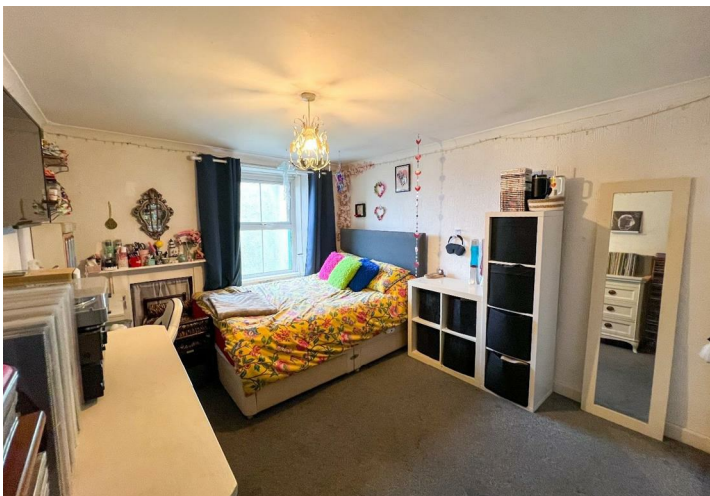
The second floor opens onto a spacious landing with carpeted flooring, skylight window and leads into the WC. The WC is fitted with a WC and a wash hand basin. With vinyl flooring, storage in the eaves which houses the gas boiler and a skylight window to the side. There is a walk-through dressing area with built-in storage. The loft room is spacious room, ideal for a fourth bedroom with exposed beam ceiling, skylight windows to both aspects and carpeted flooring.

### GARDENS AND GROUNDS

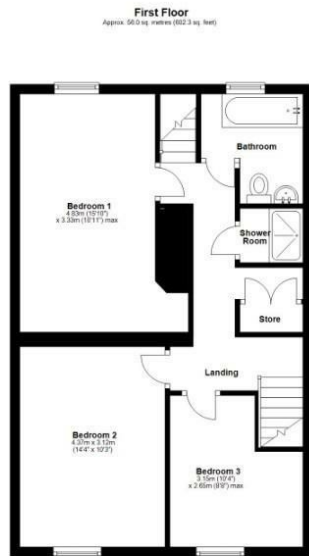
No. 16 is approached off Pen-Yr-Heol. There is a private drive to the front with off-road parking for multiple vehicles and storage shed. To the rear is a sustainably large south westerly facing enclosed garden predominantly laid to lawn with a large outdoor store, summerhouse, workshop, a further storage shed and greenhouse. The garden benefits from an array of flowers, shrubs, apple and pear trees. There is a timber gate to the side providing vehicle access out onto a side hardstanding with lane access. The garden backs onto fields behind creating a private aspect.

### ADDITIONAL INFORMATION

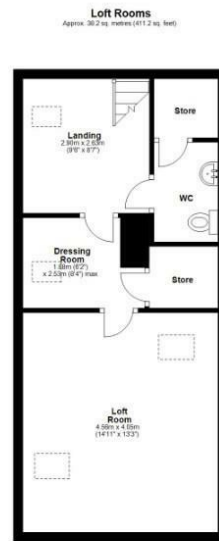
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.



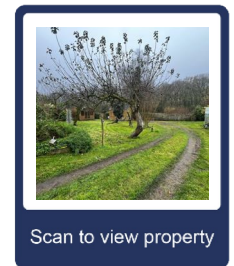




Total area: approx. 181.9 sq. metres (1958.1 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 60      | 76        |
| 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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