



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 spot lighting, 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.

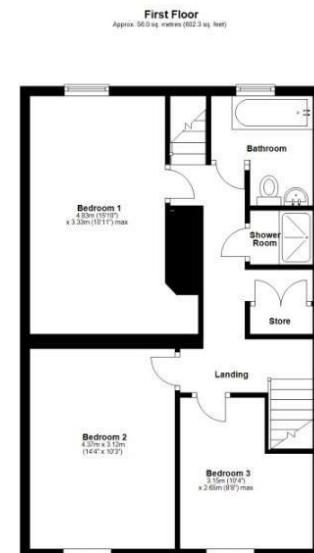
GARDENS AND GROUNDS

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.

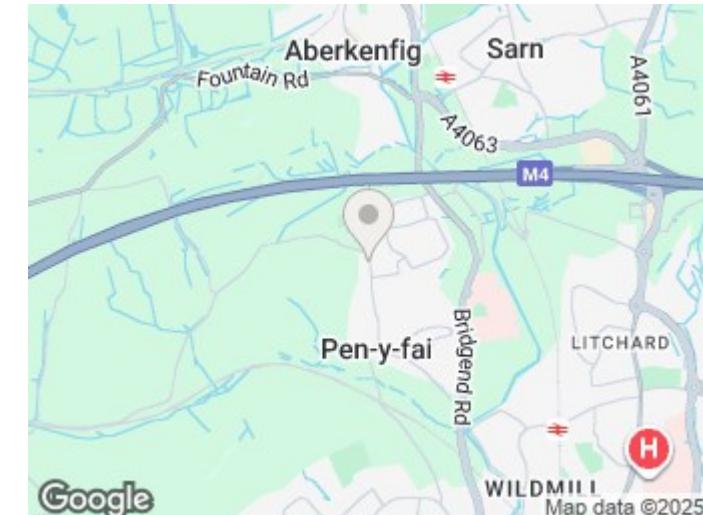
ADDITIONAL INFORMATION

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) A		
(81-91) B		
(69-80) C		76
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



Scan to view property

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