



38, Angelton Green  
Bridgend, CF31 4LQ

Watts  
& Morgan







# 38, Angelton Green

Pen-Y-Fai, Bridgend CF31 4LQ

**£450,000 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented five bedroom family home tucked away in a private position in the village of Pen-y-fai. Located at the head of a quiet cul-de-sac backing onto woodland behind. The property is situated just a short walk from local village amenities including shops, schools, public houses and offering great access for commuters via Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises of entrance hall, open plan kitchen/family room, spacious lounge/dining room, utility and WC. First floor landing, bedroom one with walk-in wardrobe and ensuite shower room, four further good size bedrooms and a modern family bathroom. Externally offering a private drive to the front with off road parking for numerous vehicles, single garage and landscaped front and rear gardens.

## Directions

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

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite door into the entrance hallway with tiled flooring, staircase rising to the first floor with understairs storage opening into the open plan kitchen/family room. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with tiled flooring and a window to the front. The kitchen/family room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a breakfast bar area with space for high stools and pendant lighting with tiled splashback, tiled flooring and window to the front. Appliances to remain include freestanding cooker, integrated dishwasher and freestanding fridge freezer. The family area benefits from tiled flooring, recessed spotlighting and sliding doors opening out to the rear garden. The utility room is fitted with wall and base units with work surfaces over, there is space and plumbing provided for two appliances. The utility also houses the 2 year old 'Baxi' combination boiler. A PVC door out to the rear. The living room is a spacious family room with wood flooring, window to the side and sliding doors opening out onto the front enclosed garden. There is ample space for both lounge and dining furniture.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch. Bedroom one is a superb size main bedroom with carpeted flooring, window to the front, walk-in wardrobe and leading into an ensuite shower room. The ensuite has been fitted with a 3-piece suite comprising of a corner shower, WC and wash-hand basin with vinyl flooring, panelling to the walls, window to the front and an LED mirror. Bedroom two is generous double bedroom with carpeted flooring and window to the front. Bedroom three is a third double bedroom with carpeted flooring and window to the rear. Bedroom four is a great size fourth bedroom with carpeted flooring and window to the rear. The fifth bedroom or study is an ideal home office with carpeted flooring and window to the side. The family bathroom has been fitted with a modern 3-piece suite comprising of a tiled bath, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the rear.

### GARDENS AND GROUNDS

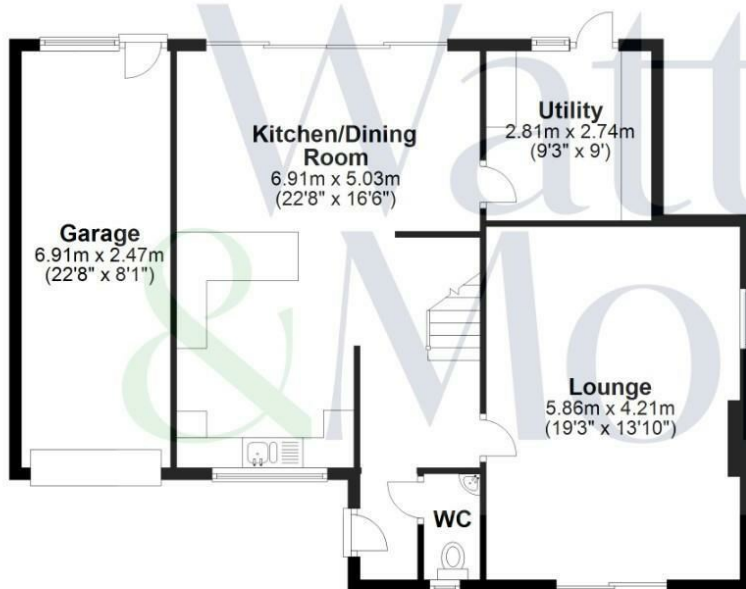
Approached off the quiet cul-de-sac of Angelton Green No.38 benefits from a generous corner position with a private drive to the front with off-road parking for two vehicles in front of the single garage with manual up and over door, power supply and PVC door out to the rear. There is a front enclosed garden which has been landscaped and access around to the rear. To the rear is a beautifully landscaped enclosed garden with a spacious patio area perfect for outdoor furniture with the remainder laid to artificial grass. The garden benefits from a private aspect backing onto woodland behind.

### ADDITIONAL INFORMATION

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



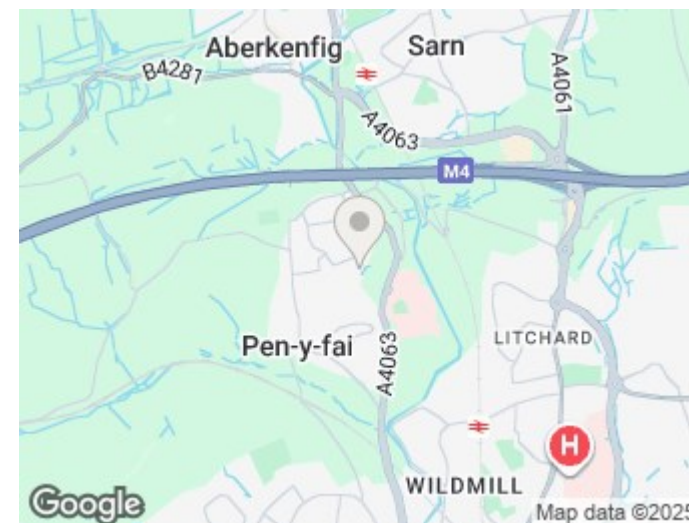
Approx. 89.8 sq. metres (966.5 sq. feet)



Approx. 72.0 sq. metres (775.1 sq. feet)



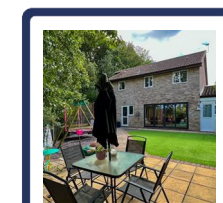
Total area: approx. 161.8 sq. metres (1741.7 sq. feet)



|                                                                                                                                                                                                                                                                                              | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>67</p> | <p>80</p> |

**England & Wales**

EU Directive  
2002/91/EC



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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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