



7, Llys Cerrig Isaf  
Bridgend, CF31 4FF

Watts  
& Morgan







# 7, Llys Cerrig Isaf

Pen-y-Fai, Bridgend CF31 4FF

**Guide Price £440,000 - £450,000**

**4 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

**\*\* PRICE GUIDE £440,000 - £450,000 \*\***

A beautifully presented four bedroom detached modern property situated on a new Bellway development in Penyfai.

The property has a prime location on the development with private rear garden and a large detached garage with driveway to the side, the property is presented to an exceptional standard throughout.

Located in the village of Penyfai within walking distance of local village amenities.

Offering easy access to Junction 36 of the M4 and Bridgend Town Centre.

Accommodation comprises of entrance hall, lounge, WC, open plan kitchen/dining/family room and utility. First floor landing, main bedroom with built-in wardrobes and ensuite shower room, second bedroom with built-in wardrobes, two further good size bedrooms and family bathroom. Externally offering a private driveway with off-road parking for two vehicles, single detached garage and landscaped rear garden. EPC Rating "B".

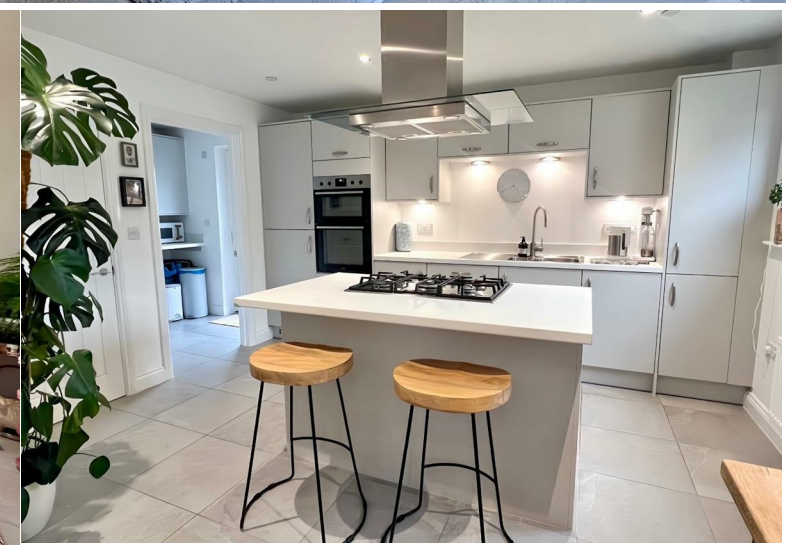
## Directions

\* 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 composite front door into the welcoming hallway with ceramic tiled flooring and a carpeted staircase rising to the first floor. The main living room is a great size reception room with carpeted flooring and an angled bay window to the front. The ground floor WC is fitted with a 2-piece suite comprising of a dual flush WC and a wash-hand with tiling to the floors, partly tiled walls and window to the front. To the rear of the property is the wonderful open plan kitchen/dining/living room, it is a great size family room with continuation of the ceramic tiled flooring, windows overlooking the rear garden and patio doors with windows opening out to a private garden. There is ample space for both freestanding lounge and dining furniture and recessed spotlighting throughout. The kitchen has been fitted with a contemporary range of coordinating wall and base units with complementary work surfaces over, there is a central island with space for high stools and coordinating splashbacks. Integrated appliances to remain include 5-ring gas hob with extractor hood over, integrated fridge freezer, dishwasher and eye-level oven and grill. There is a door leading into the utility. The utility has been fitted with continuation of the wall and base units with work surfaces over, there is space and plumbing provided for two appliances and the utility also houses the gas combination boiler. There is a partly glazed door providing access out to the front drive.

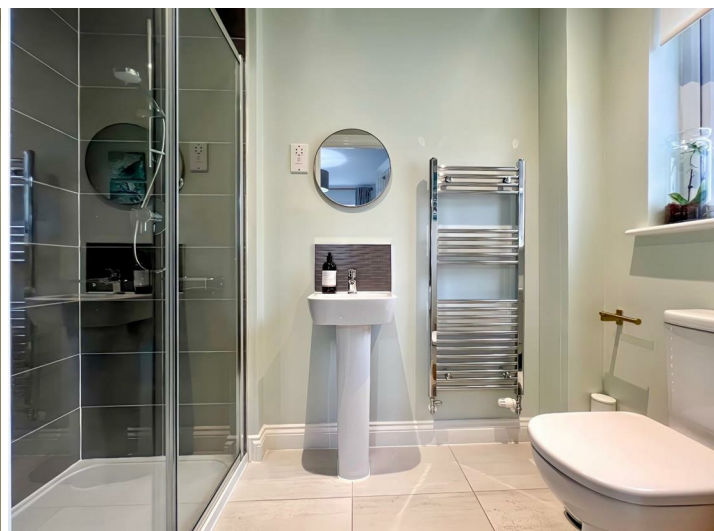
The first floor landing offers carpeted flooring, access to the loft hatch and all doors lead off. The principal bedroom is a generous main bedroom with built-in wardrobes, carpeted flooring and windows overlooking the front. Leads into an ensuite shower room which has been fitted with a 3-piece suite comprising of a double shower enclosure, wash-hand basin and WC with tiling to the floor, tiled splashback and window to the side. Bedroom two is a second generous double bedroom with carpeted flooring, built-in wardrobes and window to the front. The third double bedroom benefits from carpeted flooring and windows to the rear. Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with partly tiled walls, tiled flooring, chrome towel rail, spotlighting and window to the rear. There is also a built-in airing cupboard.

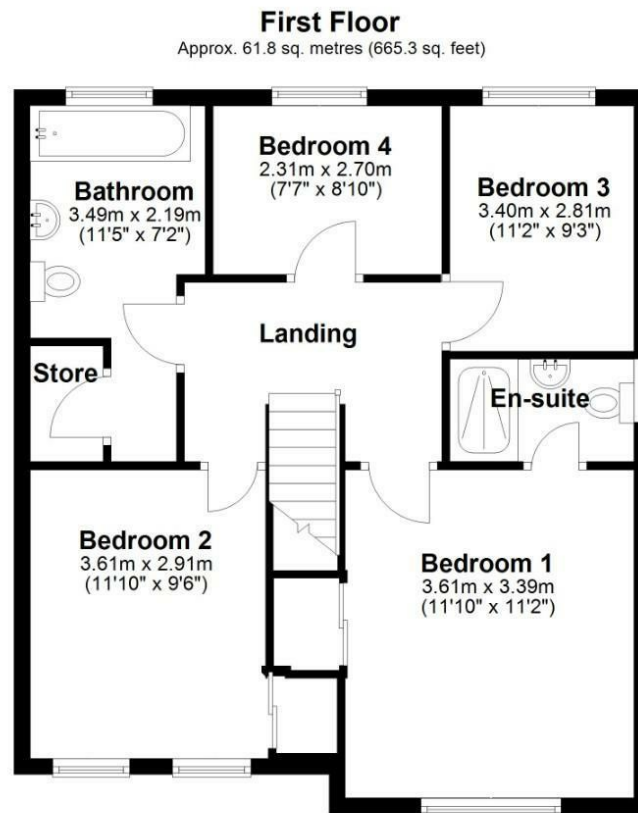
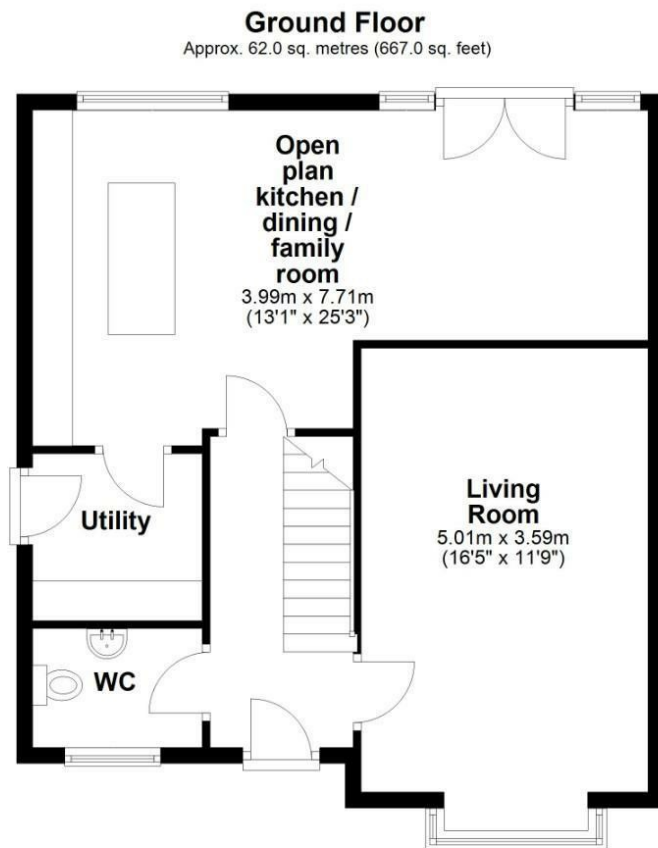
### GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Llys Cerrig Isaf No.7 benefits from a private tarmac driveway to the side with off-road parking for two vehicles leading down to the single detached garage with manual up and over door and power supply. To the rear of the property is an enclosed low maintenance garden with a patio area ideal for outdoor furniture, the remainder is laid to lawn enclosed via timber fencing. The garden benefits from a private aspect with no onlooking properties and a timber gate with side access to the drive.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "B". Council Tax Band "F". Estate Maintenance Fees apply.

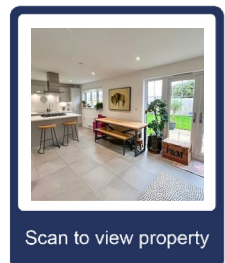




Total area: approx. 123.8 sq. metres (1332.3 sq. feet)  
**7 Lllys Cerrig Isaf, Pen-y-fai, Bridgend**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales	EU Directive 2002/91/EC	







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