Lundi, 26, Hillcrest
Bridgend, CF31 4NL
Watts
&Morgan

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Pen-y-fai, Bridgend CF31 4NL

£575,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

** NO ONWARD CHAIN** An opportunity to acquire this modern 4 bedroom detached family home situated in the sought-after location in the village of Pen-y-Fai. The property is set over split level offering highly adaptable and flexible accommodation. The property is presented to a high standard throughout and is located offering great access to Junction 36 of the M4 and Bridgend Town Centre. Situated within walking distance of local village amenities including public houses, schools and shops. Accommodation comprises; First floor; entrance hall, study, WC, main bedroom with en-suite shower room with private balcony and utility/shower room. Second floor; main living room. Third floor; second bedroom with en-suite shower room, 2 further double bedrooms and a 4-piece family bathroom. Ground floor; open-plan kitchen/dining/living room with bi-folding doors opening out to the rear garden. Externally the property benefits from a private driveway with off-road parking for up to 3 vehicles, integrated single garage with electric door and a well maintained rear garden with patio area and lawned areas wrapping around the property. EPC Rating; 'C'. Offered to the market with no onward chain.

Directions

* Bridgend - 1.7 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.8 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

Accessed onto the first floor via a contemporary hardwood door leading into the spacious hallway with travertine tiled flooring and an exposed oak staircase with glass balustrade leading up to the second floor and leading down to the ground floor.

The first floor cloakroom has been fitted with a 2-piece white suite comprising of a WC, wash hand basin with travertine floor tiles and a uPVC obscured window. The utility room has been fitted with base units with complementary laminate work surfaces with a large built-in boiler room housing the 'Worcester' combi boiler, integrated washer/dryer and a stainless steel sink. The utility has tiled flooring, obscured fully glazed door leading out to the side of the property and a separate shower cubicle. There is an internal door leading into the garage. The study is a versatile room with windows to the front. The integral garage has an electric up and over door, a PVC window to the side, tiled flooring and power supply with conversion potential.

Bedroom one, situated on the first floor, is a superb sized main bedroom with carpeted flooring, built-in wardrobes, PVC windows and French doors opening out onto a private balcony; perfect for outdoor furniture. Leading into an en-suite bathroom which is fitted with a 3-piece suite comprising of a generous size bathtub with over-head rainfall shower, WC and a wash hand basin. Also benefitting from tiled flooring, partially tiled walls and under-floor heating.

The second floor benefits from the main living room which is a superb reception room with vaulted ceilings with four sets of Velux skylight windows and bi-folding doors opening out onto a Juliette balcony with beautiful elevated views over Pen-y-Fai and the countryside beyond.

The third floor landing features a PVC window and a large built-in airing cupboard with shelving and access to the loft hatch.

Bedroom two is a second double bedroom with built-in wardrobes, carpeted flooring and windows to the front and rear with a dressing area. Leading into en-suite shower room fitted with a corner shower cubicle, WC and a wash hand basin. With tiling to the walls, tiled flooring and a Velux window to the front. Bedroom three is a third double bedroom with built-in wardrobes, carpeted flooring and French doors with obscured uPVC windows surrounding opening out onto a Juliette balcony. The fourth double bedroom benefits from a built-in wardrobe and a PVC window to the rear with rear with beautiful views. The family bathroom has been fitted with a 4-piece luxurious suite comprising of a walk-in rainfall shower, a freestanding double ended bathtub, sink inset with vanity unit and a dual flush WC. With porcelain tiled flooring, tiled walls, Velux window and an obscured uPVC window to the side.

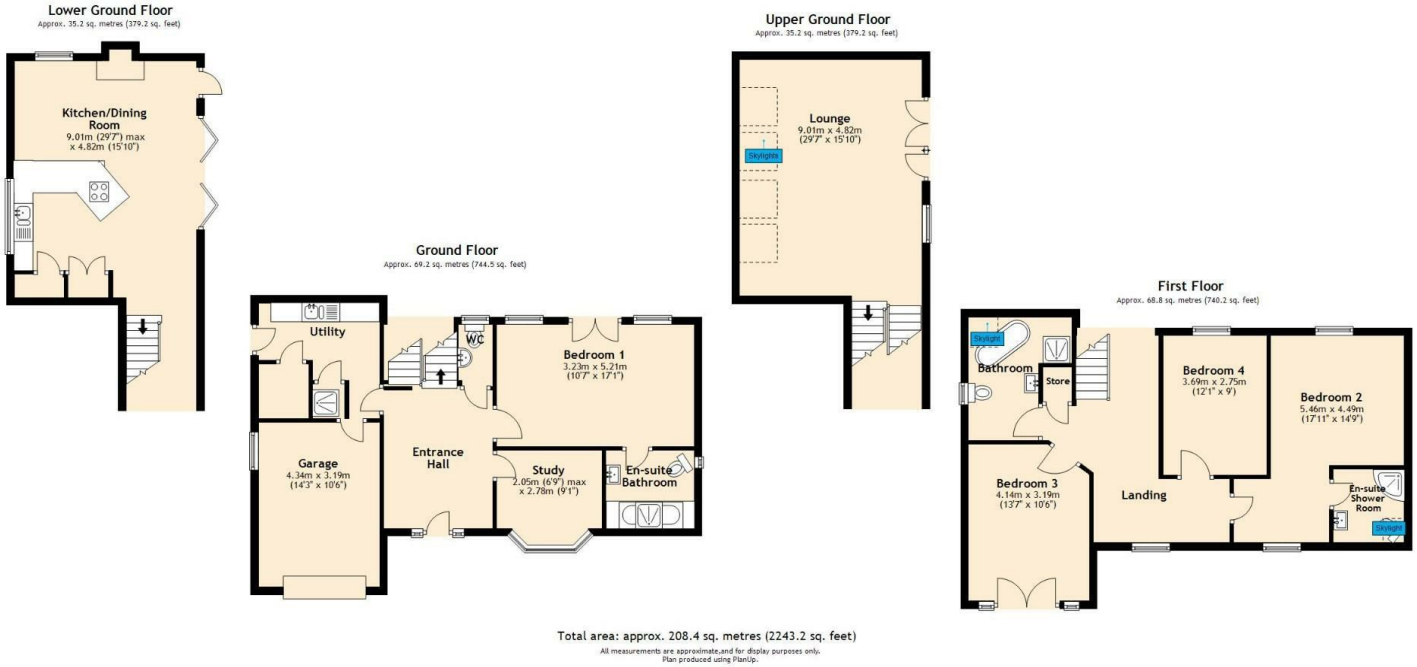
The ground floor leads down to the open-plan kitchen/dining/living room which has been fitted with a contemporary kitchen consisting of wall and base units with a breakfast bar area and roll top laminate work surfaces over. Integrated appliances include; 5-ring 'Neff' induction hob, integrated eye-level oven and micro-oven, integrated dishwasher, wine cooler, extractor fan, fridge and freezer. This open-plan living space benefits from an open chimney with multi-fuel log burning stove set on a slate hearth, tiled flooring, spotlighting and ample space for freestanding lounge and dining furniture. There are windows to the side elevation and there are bi-folding doors opening out onto the rear patio area creating the perfect contrast of indoor and outdoor living.

GARDENS AND GROUNDS

Approached off Hillcrest, no. 26 benefits from a spacious driveway laid with sandstone patio slabs with off-road parking for up to 3 vehicles leading to the single integrated garage. To the rear is a generous wrap around garden comprising of a spacious slate tiled patio area; prefect for outdoor furniture with a lawned garden stretching around the property with raised flower beds and variety of mature shrubs, trees and plants. Steps lead up to the raised balcony leading into the main bedroom. The garden is enclosed by high rise fencing creating a private setting and there is access to the rear garden via both sides of the property.

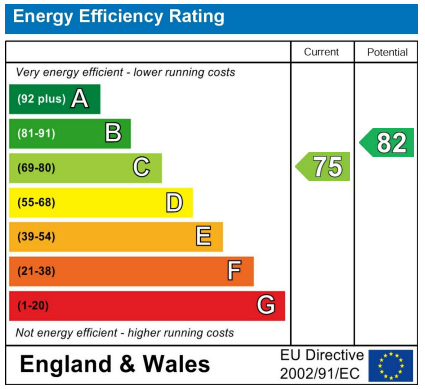
ADDITIONAL INFORMATION

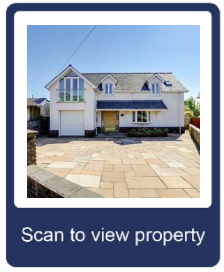
Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'F'.



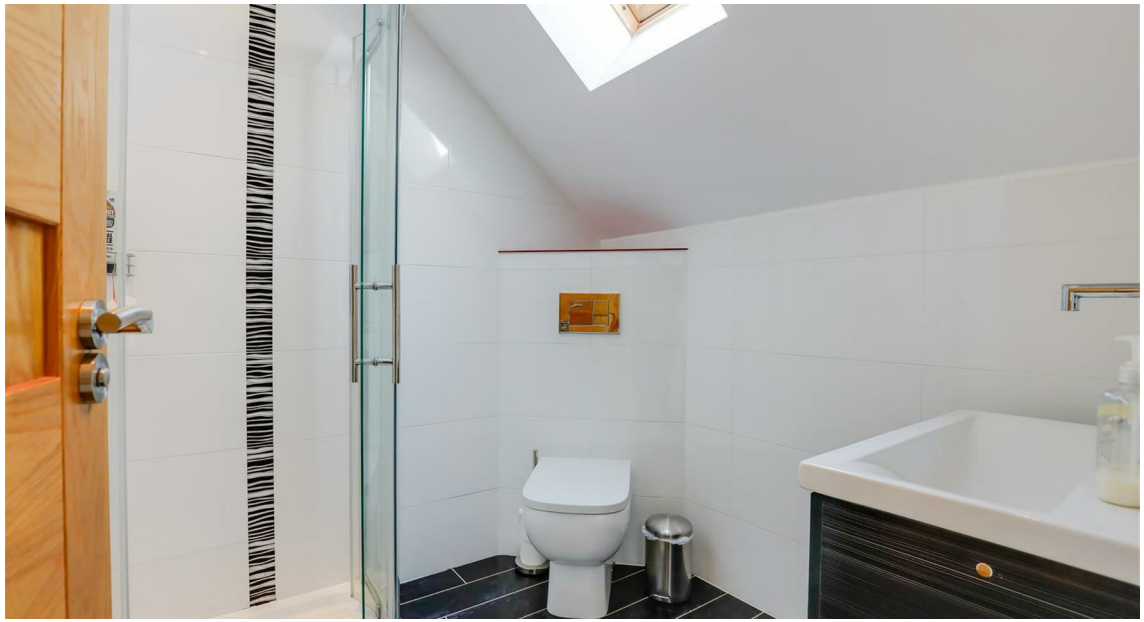
Total area: approx. 208.4 sq. metres (2243.2 sq. feet)

All measurements are approximate,and for display purposes only.
Plan produced using PlanUp.





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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