



51, Chantal Avenue  
Pen-y-Fai, Bridgend CF31 4NW

Watts  
& Morgan



# 51 Chantal Avenue

Pen-Y-Fai, Bridgend CF31 4NW

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**£220,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 1 Reception Rooms**

A spacious three-bedroom semi-detached dormer bungalow situated in the desirable village of Pen-y-fai. Available to the market for the first time and offered with no onward chain, the property enjoys a convenient location just a short walk from local village amenities and provides excellent access to Junction 36 of the M4 and Bridgend Town Centre. The accommodation comprises an entrance hall, a generous open-plan living room/dining room, a well-proportioned kitchen and a ground-floor double bedroom with an en-suite WC. The first-floor landing leads to two further spacious double bedrooms and a modern shower room. Externally, the property benefits from a private driveway, a garage with an extended workshop/utility area and an enclosed rear garden, offering a practical and versatile outdoor space.

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## Directions

\* Bridgend Town Centre - 1.8 Miles \* Cardiff City Centre - 22.1 Miles \* J36 of the M4 Motorway - 1.5 Miles

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**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered through a PVC front door, the property opens into a spacious hallway with carpeted flooring, a built-in storage cupboard and a staircase rising to the first floor. The main living room/dining room is a generous reception space featuring carpeted flooring, a large front-facing window and sliding doors opening out to the rear garden. There is ample room for both lounge and dining furniture, along with a central feature fireplace. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled flooring and tiled splashbacks. A rear-facing window and PVC door provide views and access to the garden. A built-in storage cupboard houses the gas combi boiler, and space is provided for freestanding appliances. Bedroom Three/Study is a versatile ground-floor double bedroom or additional reception room, featuring carpeted flooring and a side-facing window. This room benefits from an en-suite WC fitted with a wash-hand basin, WC and tiled walls and flooring.

The first-floor landing offers carpeted flooring, a built-in storage cupboard, a side-facing window and access to the loft hatch. Bedroom One is a spacious double bedroom with carpeted flooring, two built-in storage cupboards and a rear-facing window enjoying views over Penny-fai and beyond. Bedroom Two is another generous double bedroom with carpeted flooring, and front-facing windows. The shower room is fitted with a three-piece suite comprising a shower enclosure, WC and wash-hand basin, with tiled flooring, tiled walls and a side-facing window.

### GARDENS AND GROUNDS

Approached from Chantal Avenue, No.51 benefits from a private driveway providing off-road parking for two vehicles in front of the garage. The garage features a manual up-and-over door and has been extended to include a useful utility/workshop area, complete with power, lighting and a PVC side-access door. There is also convenient access around to the rear garden. To the rear, the property enjoys a fully enclosed, tiered garden designed for low-maintenance outdoor living. The upper level is laid to patio, offering an ideal space for outdoor furniture, while the lower section is enclosed and laid to lawn with additional patio areas, bordered by colourful shrubs and flowers to create an attractive and private setting.

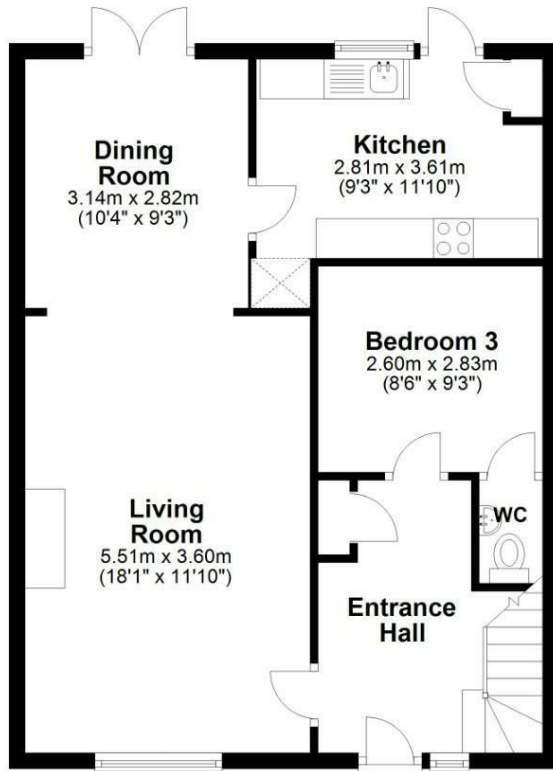
### ADDITIONAL INFORMATION

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



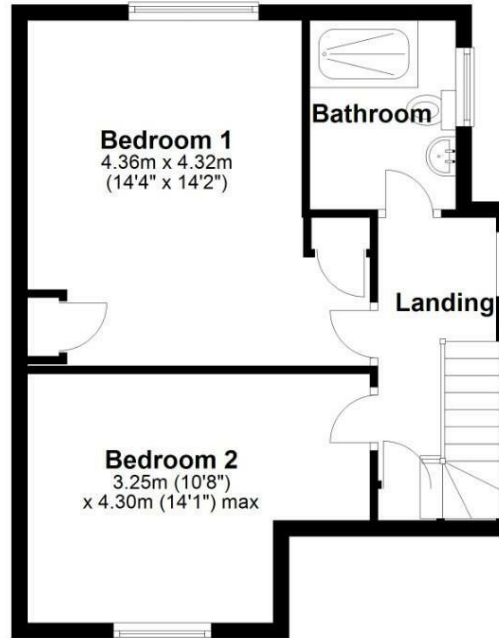
### Ground Floor

Approx. 57.7 sq. metres (620.5 sq. feet)



### First Floor

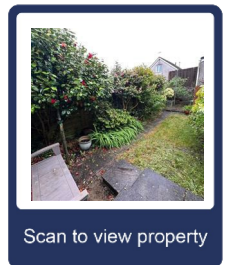
Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

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.

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>		66	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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