



15, Pandy Park
Bridgend, CF32 9RE

Watts
& Morgan

15 Pandy Park

Aberkenfig, Bridgend CF32 9RE

£239,950 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious 3/4 bedroom semi-detached property situated in a popular location in Aberkenfig. Situated conveniently just a short walk from local schools, shops and amenities and just a short drive from J36 of the M4 motorway and Bridgend town centre. This extended property comprises of; entrance hall, lounge / dining room, office, kitchen / breakfast room, shower room, utility and study (bedroom). First floor three good sized bedrooms and a bathroom. Externally offering off road parking to the rear, enclosed garden and generous low maintenance garage.

Directions

* Bridgend - 3.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into the entrance hallway offering laminate flooring and a carpeted staircase leads up to the first-floor landing. The open plan lounge/ dining room is a generous reception room with a bay window to the front and a further window to the front. There is carpeted flooring and ample space for both lounge and dining furniture. The dining area benefits from a feature fireplace, and the living area features a wood burning stove set on a tiled hearth with an oak mantle and surround. The office is a versatile room with two built-in storage cupboards, carpeted flooring and a window overlooking the kitchen. The kitchen/ breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over, with tiled splash backs, tiled flooring and a window overlooking the rear garden. Integrated appliances include 5-ring hob with stainless steel extractor hood over, integrated oven and grill and stainless-steel sink with drainer. There is space provided for a free-standing fridge/ freezer and a dishwasher. Space is provided for a free-standing breakfast table. The inner hallway has built in storage and a further uPVC door opening out to the front. The shower room has fully tiled walls and is fitted with a walk-in shower, WC and a wash hand basin. The utility room has been fitted with wall and base units and work surfaces over; there is space and plumbing for two appliances. The utility room has tiled flooring, tiled splash backs and a fully glazed door opening to the rear garden. The ground floor study currently utilized as a bedroom has a window to the side overlooking the utility room and carpeted flooring.

The first-floor landing offers carpeted flooring, access to the loft hatch and has a window to the side. Bedroom one is a spacious double bedroom with carpeted flooring and windows to the front. Bedroom two is a second double bedroom with carpeted flooring and windows to the front. Bedroom three is a great-sized third bedroom with carpeted flooring and a window to the rear. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and a wash hand basin. The bathroom benefits from laminated flooring, panelling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Pandy Park no.15 offers on road parking to the front. There is private rear lane access with access to an off road parking space and the garage. The garage is a larger than average size and a great addition. To the rear of the property is a generous enclosed garden with a spacious patio area perfect for outdoor furniture, the remainder is laid with artificial grass. There is a timber gate providing access to the rear lane and a steel pedestrian door into the garage.

ADDITIONAL INFORMATION

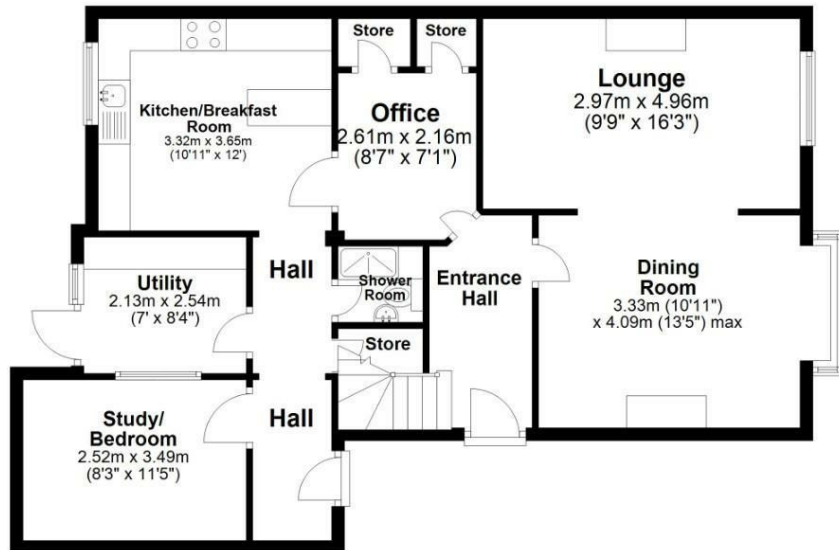
Freehold, all mains services connected. EPC Rating "C". Council tax band "C".



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.

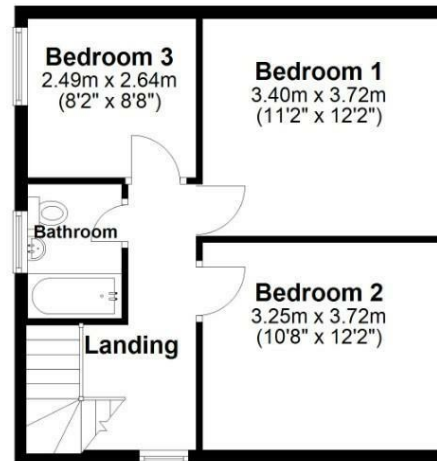
Ground Floor

Approx. 80.6 sq. metres (867.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	72	82

