



2, Mount Pleasant  
Bridgend, CF31 4NB

Watts  
& Morgan







## 2, Mount Pleasant

Pen-Y-Fai, Bridgend CF31 4NB

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**£240,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**\*\* GUIDE PRICE £240,000 - £250,000 \*\***

A 3 bedroom mid-terrace character cottage with an attic conversion situated in the village of Pen-Y-Fai. The property is located just a short walk from village amenities, local pubs, schools and offering great access to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; entrance hall, open-plan lounge/dining room, kitchen, utility and WC. First floor; 3 good sized bedrooms and a family bathroom. Second floor; attic room. Externally the property offers an off-road parking space to the rear and a well maintained front garden. EPC Rating; 'D'.

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### Directions

• Bridgend Town Centre 2.5 miles • Cardiff City Centre 22.5 miles • M4 (J36) 1.6 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via an obscured PVC front door into the entrance hallway with tiled flooring, staircase leading up to the first floor landing and all doors lead off. There is built-in under-stairs storage. To the front of the property is the open-plan lounge/dining room with carpeted flooring, windows to front and rear aspects, a feature wood burner set on a slate hearth and a second cast iron fireplace with built-in storage around. There is ample space for both freestanding lounge and dining furniture. The kitchen is fitted with a range of coordinating high gloss wall and base units with complementary solid wood work surfaces over. With tiled flooring, windows to the side and a partially glazed PVC door opening out to the rear providing access to the parking space. Space is provided for a freestanding Range oven, dishwasher and a fridge/freezer. Feature tiled splash-backs and a solid wood stable door leading into the utility room. The utility room is fitted with wall and base units and work surfaces over. Space and plumbing is provided for 2 appliances with tiled flooring and a Velux skylight window. The ground floor WC is fitted with a 2-piece suite comprising of a wash hand basin within unit and a WC. With tiling to the walls, tiled flooring, a window to the side and a built-in storage cupboard housing the 'Baxi' gas combi boiler.

The first floor landing offers carpeted flooring, all doors lead and a staircase leads up to the attic room. Bedroom One is a double bedroom with carpeted flooring and a window to the rear. Bedroom Two is a double bedroom with carpeted flooring and a window to the front. Bedroom Three is a single room with carpeted flooring and a window to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a Velux window to the side.

The second floor attic room is a double room with inset spotlighting, laminate flooring and Velux windows to the front and rear aspects. There is also access to storage in the eaves.

### GARDENS AND GROUNDS

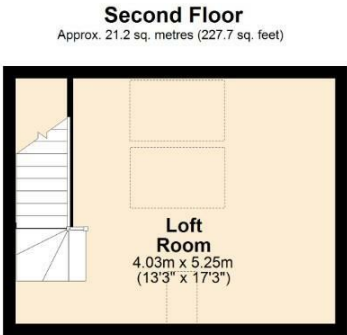
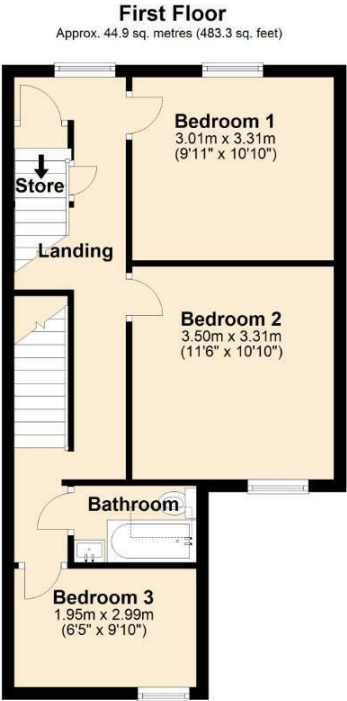
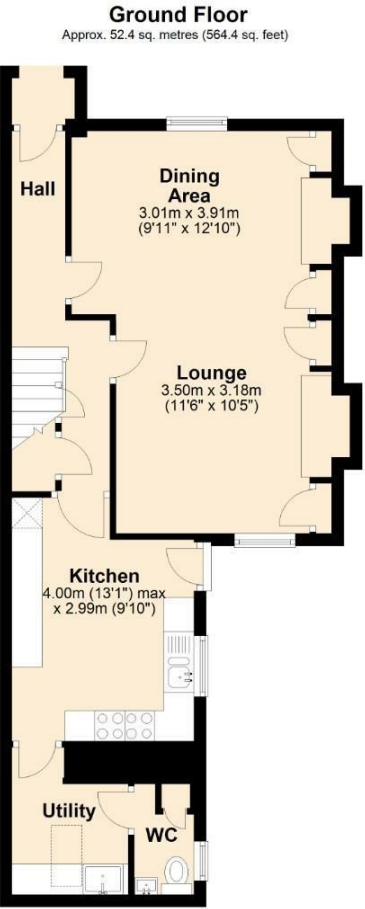
Approached off Mount Pleasant, no.2 benefits from off-road parking to the rear of the property. To the front is a lawned garden enclosed via hedging with a patio area ideal for outdoor furniture. There is a timber storage shed and raised planting borders. A gate provides access out to the main road and there is Right of Access for neighbouring properties to pass through to access their gardens.

### ADDITIONAL INFORMATION

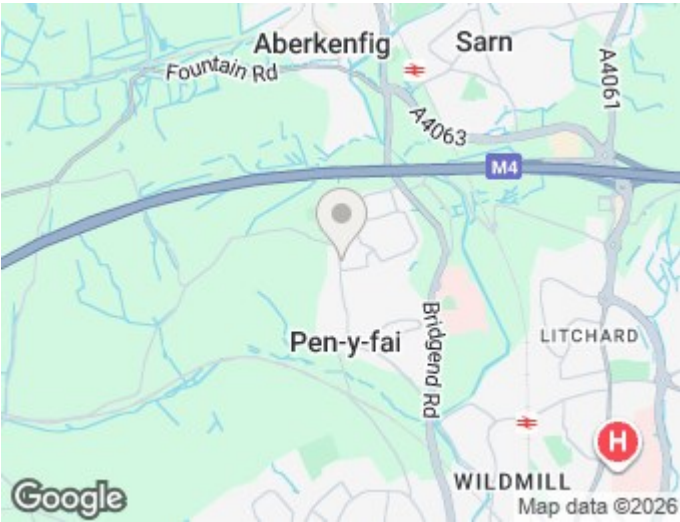
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'C'.



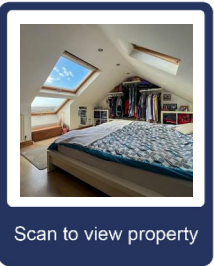




Total area: approx. 118.5 sq. metres (1275.4 sq. feet)



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		
	62	84
England & Wales		EU Directive 2002/91/EC



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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