



6, Llys Cerrig Isaf  
Pen-Y-Fai, Bridgend, CF31 4FF

Watts  
& Morgan



# 6, Llys Cerrig Isaf

Pen-y-Fai, Bridgend CF31 4FF

**£450,000 Freehold**

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

A deceptively spacious modern four double bedroom property offering generous accommodation over three floors. This executive style property is situated on a small private development in the sought after village of Pen-y-Fai, set at the head of the cul-de-sac. Located within walking distance of local village amenities, shops, schools and offering great access to commuters via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, open plan kitchen/dining room, living room, utility and WC. First floor: bedroom one with an ensuite shower room, three further double bedrooms and a 4-piece family bathroom. Lower ground floor: spacious sitting room. Externally offering a private driveway to the front with off road parking for 3 vehicles, integrated single garage and a fully enclosed rear garden. Being sold with no onward chain.

## Directions

\* Bridgend Town Centre - 2.5 Miles \* Cardiff City Centre - 20.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

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



## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with porcelain tiled flooring. There is a staircase leading to the first-floor landing and a staircase leading down to the ground floor. Internal access into the garage and all doors lead off. The living room is a great size reception room with carpeted flooring and a bay window overlooking the front. The open plan kitchen/dining room to the rear of the property has double doors opening out onto a Juliette balcony overlooking the rear garden, recessed spotlighting and continuation of the tiled flooring. Ample space for a freestanding dining table. The kitchen has been fitted with a comprehensive range of coordinating wall and base units with complementary work surfaces over with a coordinating island with space for high stools and coordinating splashbacks. Integrated appliances include 'Zanussi' integrated oven and grill and 'Zanussi' integrated micro-oven and 4-ring induction hob with a stainless-steel extractor fan over, an integrated fridge and freezer and integrated dishwasher. There is one and quarter bowl stainless steel sink with drainer and a window to the rear aspect. The utility is fitted with coordinating wall and base units with work surfaces over. Space and plumbing provided for two appliances and a cupboard housing the 'Ideal' gas combi boiler. There is a further stainless-steel sink with drainer and window to the side. The first floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin with a tiled splashback with tiled flooring and window to the side.

The ground floor hallway has tiled flooring and a generous built-in understairs storage cupboard. The ground floor reception room is a versatile generous reception room with tiled flooring; double doors opening out to the rear patio and has a further set of windows overlooking the rear garden.

The second-floor landing offers carpeted flooring, access to the loft hatch and built-in storage cupboard. Bedroom one is a double bedroom with carpeted flooring and windows to the front. Leading into an ensuite shower room fitted with a double walk-in shower enclosure with tiling to the walls and sliding glass door, WC and wash-hand basin with tiled flooring, spotlighting and an obscure window to the front. Bedroom two is a second double bedroom with two sets of windows to the front, carpeted flooring and alcove for wardrobes. Bedroom three is a third double bedroom with carpeted flooring and windows to the rear. The fourth double bedroom with alcove for wardrobes, carpeted flooring and windows to the rear. The family bathroom is fitted with a 4-piece suite comprising of a bathtub with a free-hand overhead shower, WC, wash-hand basin and a corner shower cubicle with half tiling to the walls, tiled flooring, chrome ladder radiator, spotlighting and windows to the rear.

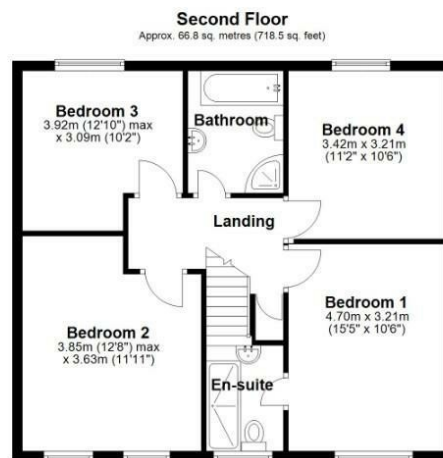
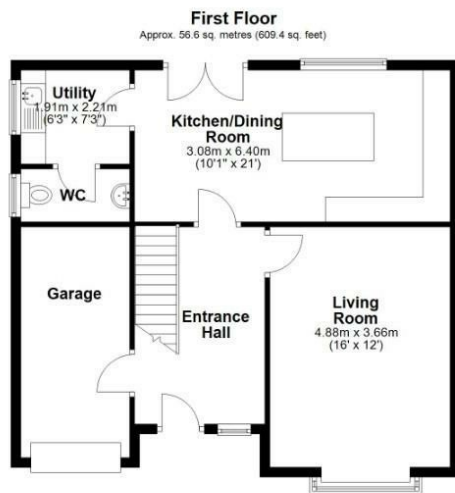
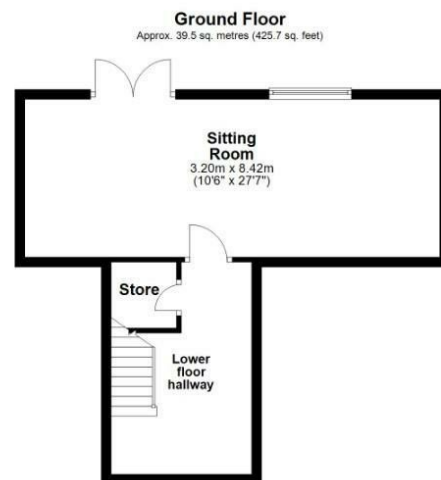
### GARDENS AND GROUNDS

Approached off Llys Cerrig Isaf No.6 benefits from a generous corner position with a spacious tarmac driveway to the front with off-road parking for up to 3 vehicles, there is a lawned garden to the front and a timber gate to the side opens to steps down to the rear garden. To the rear is a fully enclosed lawned garden with a patio area ideal for outdoor furniture all enclosed via timber fencing.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "B". Council Tax Band "F". Estate Maintenance Fees apply. The property has a ten year National Builders warranty starting from August 2023.

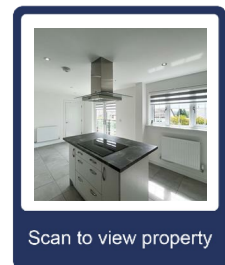




Total area: approx. 162.9 sq. metres (1753.6 sq. feet)



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



Scan to view property

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.

**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)

Follow us on

**Watts  
& Morgan**