



10, Wernlys Road  
Bridgend, CF31 4NS

Watts  
& Morgan







# 10, Wernlys Road

Pen-Y-Fai, Bridgend CF31 4NS

**Guide Price £295,000 - £310,000.**  
**Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

**\*\* GUIDE PRICE £289,000 - £295,000 \*\***

A beautifully presented extended three bedroom detached chalet bungalow situated in a popular location in the village of Pen-y-fai. Within walking distance of local village amenities and close proximity to Junction 36 of the M4 and Bridgend Town Centre. The property has been modernised by the current owners comprising of entrance hall, lounge/dining room, kitchen, bedroom one with ensuite shower room and second double bedroom. First floor landing, double bedroom and 4-piece bathroom. Externally offering a private driveway, utility/workshop and a well maintained rear garden. EPC Rating "D".

## Directions

\* Bridgend Town Centre- 2.5 Miles \* Cardiff City Centre- 22.0 Miles \* J36 of the M4 - 1.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a uPVC front door leading into the spacious hallway with laminate flooring and staircase leading to the first floor. The open plan lounge/dining room is a wonderful spacious room featuring continuation of the laminate flooring, media wall with a recess for television, sliding doors opening out to the rear garden with a skylight window, ample space for both lounge and dining furniture. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is a breakfast bar area with space for high stools. The kitchen benefits from tiled splashbacks, tiled flooring, window to the front and a partly glazed door out to the side. Integrated appliances include 4-ring gas hob, eye-level oven and grill and integrated dishwasher. There is space for an under-counter fridge or freezer. Bedroom one is on the ground floor and is a great size double bedroom with fitted wardrobes, carpeted flooring and a window to the rear. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a walk-in shower enclosure, WC and wash-hand basin with tiling to the walls, tiled flooring, chrome towel rail and a window to the side. Bedroom two is on the ground floor and is a versatile double bedroom with laminate flooring and window to the front.

The first floor landing offers carpeted flooring, built-in storage cupboard housing the gas combi boiler and access to the loft hatch. Bedroom three is a third double bedroom with carpeted flooring and window to the rear. The family bathroom is fitted with a 4-piece suite comprising of a jacuzzi bath, walk-in shower enclosure, WC and wash-hand with vinyl flooring, tiling to the walls, chrome towel rail, window the front and built-in storage in the eaves.

### GARDENS AND GROUNDS

Approached off Wernlys Road No.10 benefits from a driveway to the front with off-road parking. There is a gate providing side access around to the rear garden. The garage has been converted into a useful utility or workshop space with a window to the front, uPVC door, power supply and plumbing. There is a uPVC door leading out to the rear garden. The rear garden is predominantly laid to lawn with a patio area ideal for outdoor furniture enclosed via timber fencing.

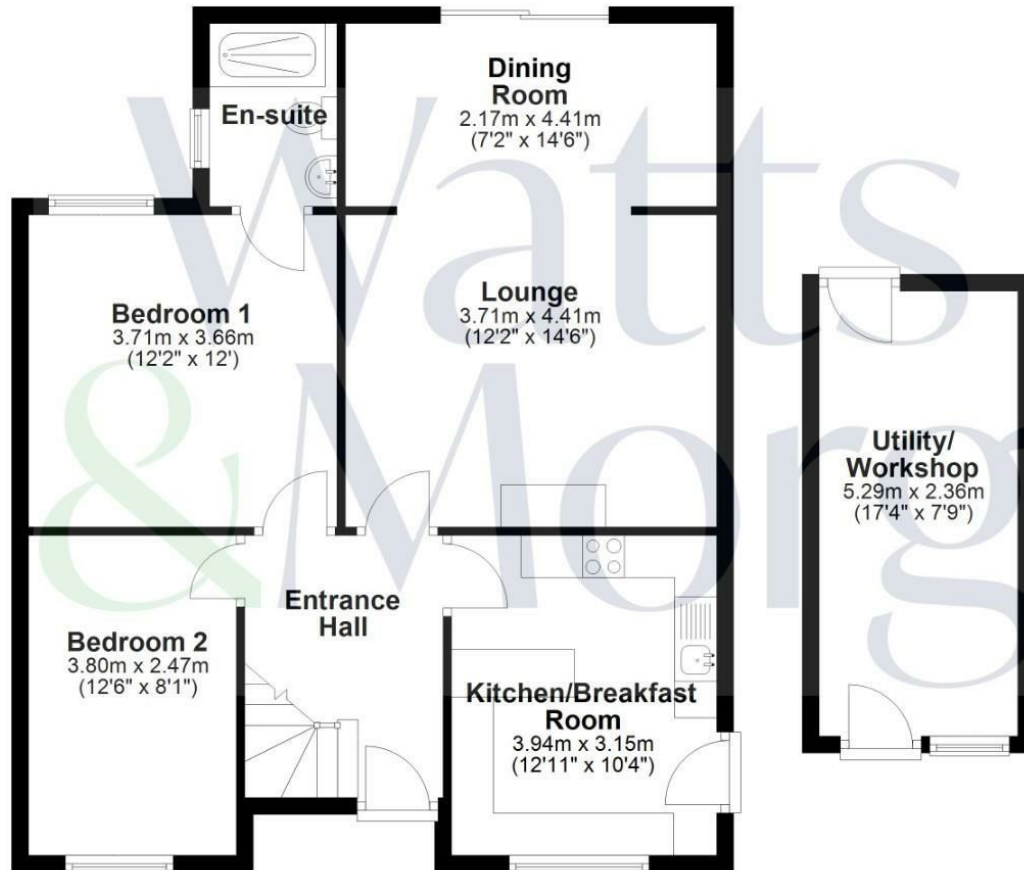
### ADDITIONAL INFORMATION

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



## Ground Floor

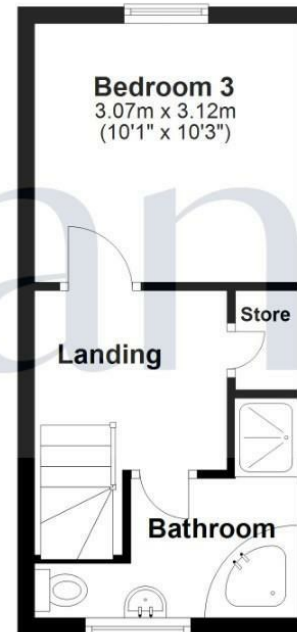
Approx. 86.7 sq. metres (932.8 sq. feet)



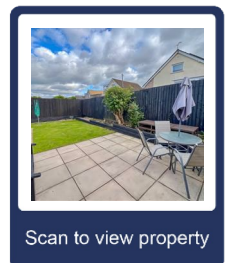
Total area: approx. 108.7 sq. metres (1170.3 sq. feet)

## First Floor

Approx. 22.1 sq. metres (237.5 sq. feet)



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	78
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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