



18, Wernlys Road
Bridgend, CF31 4NS

Watts
& Morgan



18, Wernlys Road

Pen-Y-Fai, Bridgend CF31 4NS

£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-proportioned three bedroom detached dormer bungalow situated in a sought after location in the village of Pen-y-fai. The property is being sold with no onward chain. Located within walking distance of local village shops, amenities and offering great access to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge, kitchen/breakfast room, two ground floor double bedrooms. First floor landing, double bedroom, bathroom. Externally offering a generous corner plot, private drive, single garage and landscaped rear garden.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with carpeted flooring and staircase leads up to the first floor. The living room is a great size reception room with carpeted flooring and windows overlooking the rear garden. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with vinyl flooring, tiled splash backs, windows to front and side aspects and a partly glazed PVC door leading out to the side. There is a built-in pantry cupboard and ample space for a freestanding breakfast table.

Bedroom one is a spacious ground floor double bedroom with carpeted flooring and windows to the rear. Bedroom two is versatile ground floor double bedroom with carpeted flooring and windows to the front.

The first floor landing offers carpeted flooring, two built-in storage cupboards one housing the 2 year old gas boiler. There is also access into the loft eaves which are fully boarded with lights fitted. Bedroom three is a double bedroom with carpeted flooring and window to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash-hand basin and WC with vinyl flooring, tiling to the walls and window to the front.

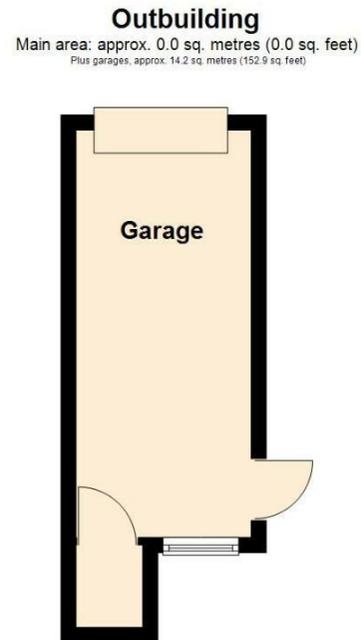
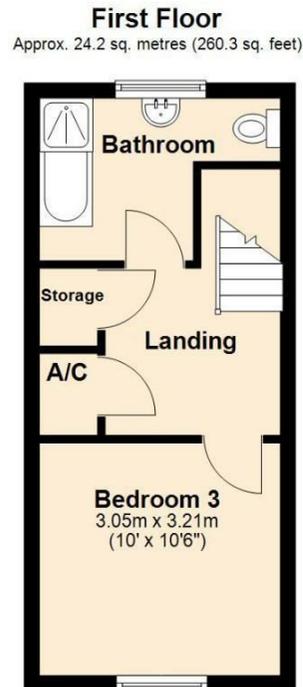
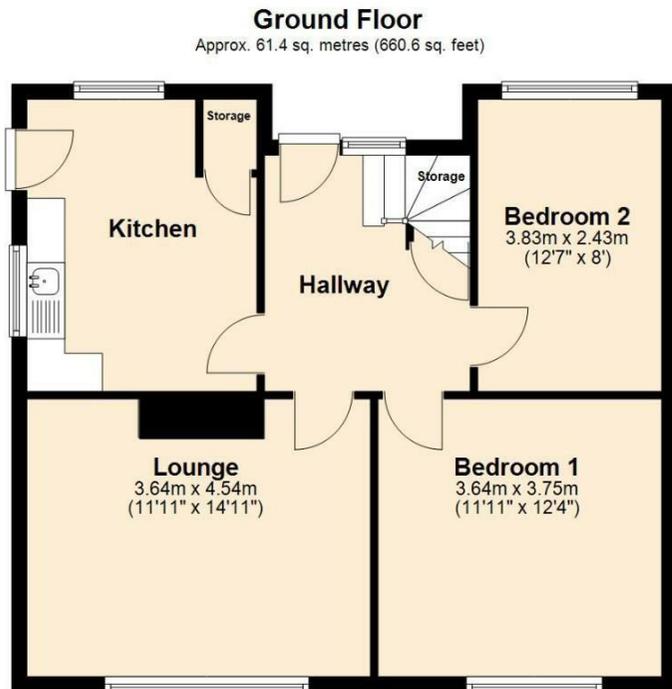
GARDENS AND GROUNDS

Approached off Wernlys Road No.18 benefits from a generous corner plot with a wrap around landscape garden, a private drive to the side with off-road parking for two vehicles leading down to the single garage. The garage has manual up and over door, power supply and a door leading into the rear garden. The front garden is predominantly laid to lawn with stone chipping boundaries around the property. To the rear is an enclosed garden benefiting from lawned sections with paved pathway while the remainder is laid with stone chippings with an abundance of shrubs and flowers and an outdoor water feature.

ADDITIONAL INFORMATION

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





Main area: Approx. 85.6 sq. metres (920.9 sq. feet)
Plus garages, approx. 14.2 sq. metres (152.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |





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