



46, Heol Tyn Y Garn  
Bridgend, CF31 4PA

Watts  
& Morgan



# 46, Heol Tyn Y Garn

Pen-Y-Fai, Bridgend CF31 4PA

**£269,950 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious 3 bedroom cottage over-looking the common in the sought-after village of Pen-y-Fai. Accommodation is located conveniently within walking distance of local schools, shops, amenities and offering great access to Bridgend Town Centre, McArthur Glen Shopping Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hall, lounge/dining room and kitchen. First floor; 3 good sized bedrooms and a 4-piece family bathroom. Externally offering off-road parking and a generous rear garden. No onward chain.

## Directions

\* Bridgend - 2.0 Miles \* Cardiff - 22.0 Miles \*J36 of the M4 - 1.5 Miles



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## Summary of Accommodation

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### ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with laminate flooring and an internal door leads into the main hallway. The main hallway has laminate flooring and a staircase rises up to the first floor. To the front of the property is the open-plan lounge/dining room. It is great sized light reception room with a large window over-looking the common land to the front. The dining area benefits from laminate flooring, a central feature gas fireplace with hearth and surround and a window to the rear garden. There is a handy built-in understairs storage cupboard and access into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs and vinyl flooring. Integrated appliances include; 4-ring gas hob with oven, grill and stainless steel extractor hood over and a stainless steel with drainer. There is space provided for a freestanding fridge/freezer and washing machine. The kitchen benefits from vinyl flooring, 2 sets of windows to both side aspects and a PVC door leading into a lean-to. The lean-to has vinyl flooring, windows to the rear garden and a PVC opening out to the rear garden.

The first floor landing offers carpeted flooring and access to the loft hatch and all doors lead off. Bedroom One is a double bedroom with carpeted flooring and windows to the front. Bedroom Two is a second double bedroom with carpeted flooring and a window to the rear. Bedroom Three is a great sized third bedroom with carpeted flooring and windows to the front. The spacious family bathroom is fitted with a 4-piece suite comprising of a panelled bath, a corner shower cubicle, WC and a wash hand basin. With partially tiled walls, vinyl flooring, 2 sets of windows to the side and a further window to the rear. There is a chrome ladder radiator and a built-in storage cupboard which houses the gas combi boiler.

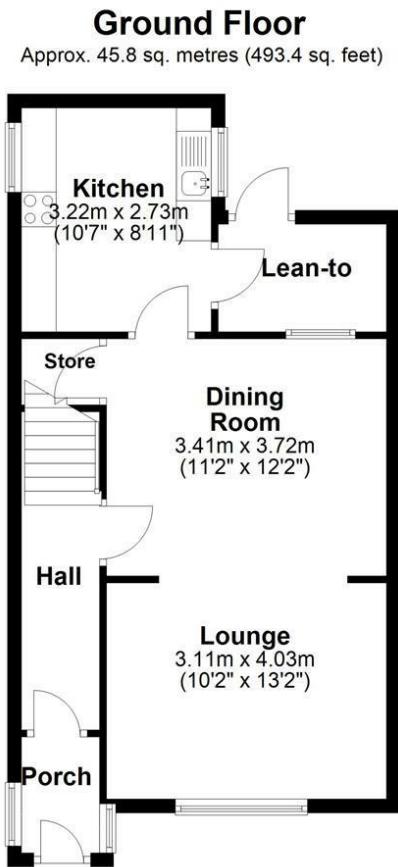
### GARDENS AND GROUNDS

Approached off Heol Tyn Y Garn, no. 46 is set back with off-road parking. The property over-looks common land to the front and there is shared right of way access around to the rear garden and a front enclosed garden. To the rear is a generous enclosed garden with a patio ideal for outdoor furniture, a large garage and the remainder is laid to lawn. To the rear is a further outdoor store.

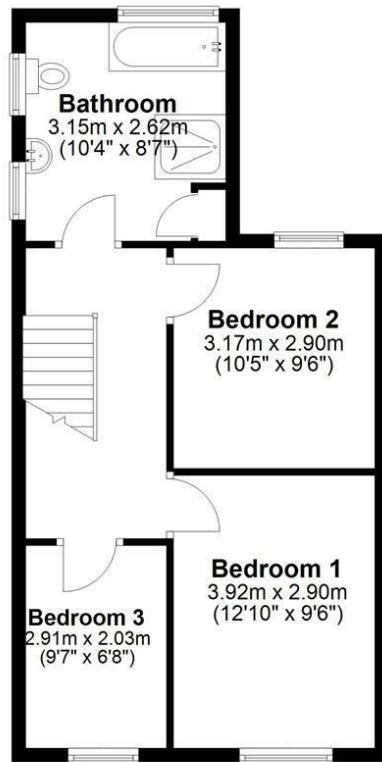
### ADDITIONAL INFORMATION

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





**First Floor**  
Approx. 44.6 sq. metres (480.5 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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