



28 Ysbryd Y Coed
Pen-Y-Fai, Bridgend, CF31 4GF

hrt
herbert thomas

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Pen-Y-Fai | Bridgend | CF31 4GF

A beautifully presented four double bedroom, four reception room detached executive family home, sitting on a generous sized landscaped corner plot in this sought after development on the periphery of Pen-Y-Fai Village.

Modern, detached executive family home | Generous well-proportioned living and bedroom accommodation | Large corner plot with extended landscaped gardens, ample off road parking and detached double garage | Sought after location on highly regarded development on the periphery of Pen-Y-Fai Village | Easy access to M4 and Bridgend Town Centre | Four reception rooms, kitchen/breakfast room, utility and cloakroom | Four double bedrooms | Master bedroom with dressing room and en-suite | Bedroom two with en-suite shower room | Viewings highly recommended



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Situated near the head of the cul-de-sac in this highly desirable development, on the periphery of Pen-Y-Fai Village is this extremely well proportioned four reception room, four double bedroom detached executive family home. It benefits from a larger than average corner plot with landscaped gardens, ample off road parking and detached double garage.

A viewing of this property is highly recommended to appreciate the well-presented accommodation on offer. It comprises; central reception hallway with stairs to first floor with under stairs storage below. It has high quality beveline laminate wood flooring which extends throughout the ground floor. Double doors from the entrance hall lead to the through lounge which has a bay window to front and French doors to rear leading out to the decked patio. A gas real flame coal effect fire is set on a black granite hearth with matching inset with an ornate sandstone effect surround and mantle. A fully glazed door from the lounge leads to the conservatory extension, which is a generous sized room with a pitched polycarbonate roof with a central light/fan point. It has UPVC double glazed windows to three aspects enjoying views of the garden. It has ceramic tiled flooring and benefits from central heating making it a useable room throughout the year.

The kitchen offers an extensive range of high gloss cream base, larder, wall mounted and island units with complimenting ruby quartz granite effect roll top work surfaces and splashback extending to a breakfast bar on the island units. There is space and plumbing for a range cooker with fitted stainless steel splashback and cooker hood over, integrated dishwasher and an American style fridge/freezer. Doors from both kitchen/breakfast room and lounge lead into the dining room which is a light and airy space benefitting from French doors leading to the rear garden and windows to either side. The study is located at the front of the property with a window overlooking the front garden and parking area. Off the kitchen is a utility room with pedestrian door to side and window to front. It offers a range of base and wall mounted units with space and plumbing for automatic washing machine and tumble dryer and houses the gas fired central heating boiler. Finally on the ground floor off the entrance hall is the ground floor cloakroom offering a white two piece suite.

The first floor landing with loft inspection point plus shelved airing cupboard gives access to the four double bedrooms. The Master bedroom suite has a window to rear overlooking the landscaped garden. An open archway leads through to the dressing area which has two double built in wardrobes. The ensuite bathroom offers a white four piece suite comprising: double ended panel bath and double shower cubicle with a

mains rainfall shower fitted, low level WC with hidden cistern and a wash hand basin set on a black granite effect roll top work surface with storage below. There is a fitted mirror with lighting above flanked by further storage space.

Bedroom two has two windows to front. It benefits from a built in single wardrobe cupboard plus a generous sized ensuite shower room with a white three piece suite with a mains rainfall shower fitted within the double shower cubicle, low level WC with hidden cistern and wash hand basin set on black granite roll top work surface with storage below and fitted mirror with further storage to side.

Bedrooms three and four are located at the rear of the property enjoying views over the garden. Bedroom three benefits from a single wardrobe cupboard. Both bedrooms are serviced by the family bathroom which offers a white three piece suite comprising: Jacuzzi style shower/bath with a mains rainfall shower over with four marble effect Perspex panelling to walls above, low level WC with hidden cistern and wash hand basin set on a roll top work surface with storage below and fitted mirror flanked by further storage space above.

Outside to the front of the property is a paved driveway offering ample parking space for several vehicles. The driveway is bordered by wrought iron railings with a flagstone laid pathway leading to the front door. There are manicured lawned areas with mature shrub and plant borders. The detached double garage measures 17' 4" maximum measurement by 17'5", it has two single up and over doors to the front and benefits from power, lighting and has storage space within the roof tresses. Within the garage is a charger point for a hybrid car.

The rear garden must be viewed to be appreciated. It is a generous sized landscaped garden which extends to both sides of the house and to the rear. There is a large decked patio which extends from the rear of the property giving access from the dining room, lounge and conservatory. Steps lead down to a lawned garden which is bordered by overlap wood fencing. There are a range of ornate gravel laid shrub and plant borders. The garden benefits from an outside water tap and power points. There is an ornate gravel patio area which extends from the side of the property leading to the rear where a hot tub (which is available by separate negotiation) is housed. The garden offers private sitting areas which enjoy the sun throughout the day.

The property is sold with solar panels fitted to the property. The solar panels are owned by a third party which provides the owners with the luxury of free electricity during the day without the cost of maintaining them. These were fitted six years ago on a twenty five year lease.





Energy Performance Certificate



28, Ysbryd-y-Coed, Pen-y-Fai, BRIDGEND, CF31 4GF

Dwelling type: Detached house Reference number: 0359-2834-7318-9993-6775
 Date of assessment: 14 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 September 2017 Total floor area: 186 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,633

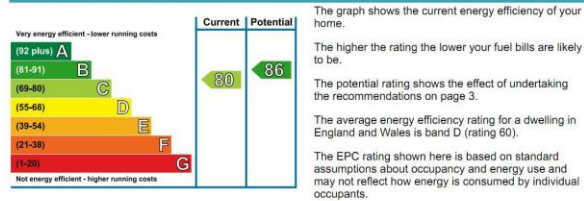
Over 3 years you could save £ 636

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 336 over 3 years	
Heating	£ 2,826 over 3 years	£ 2,430 over 3 years	
Hot Water	£ 471 over 3 years	£ 231 over 3 years	
Totals	£ 3,633	£ 2,997	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 141	<input checked="" type="checkbox"/>
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 360	<input checked="" type="checkbox"/>
3 Solar water heating	£4,000 - £8,000	£ 135	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Tenure
Freehold

Services
All main services
Council Tax Band G
EPC Rating

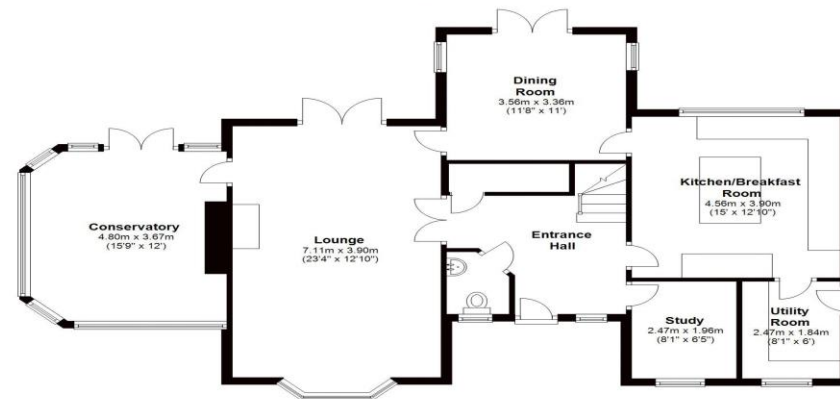
Price
£415,000



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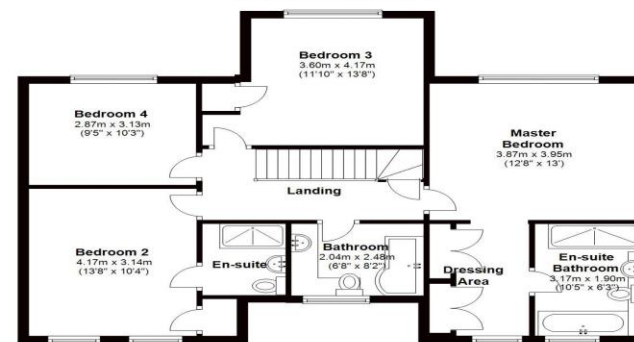
Ground Floor

Approx. 102.4 sq. metres (1102.1 sq. feet)



First Floor

Approx. 83.2 sq. metres (896.1 sq. feet)



Total area: approx. 185.6 sq. metres (1998.2 sq. feet)

Directions

From Bridgend travel along Tondy Road passing the Brewery Field Rugby pitch on the right hand side. At the traffic lights turn left signposted Pen-Y-Fai village. Take the second right hand turning and turn right again into Cavendish Park. Follow this road through the development and as you reach the next junction turn right and follow this road to the head of the cul-de-sac where No. 28 will be found on the left hand side indicated by our For Sale board.

Viewing strictly by appointment through Herbert R Thomas

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

