



# 1 HILLSIDE COURT, HILLSIDE GREEN, PEN-Y-FAI, CF31 4DS

## £334,950

### AN INDIVIDUALLY DESIGNED FOUR BEDROOM DETACHED PROPERTY

- Bridgend Town Centre 1.2 miles
- M4 (J36) 3.1 miles
- Cardiff City Centre 23.8 miles
- Swansea City Centre 25.5 miles

A Beautifully Presented, Spacious, Detached Property Situated In The Sought After Village Of Pen-Y-Fai. With Good Links To All Local Amenities, Road & Rail Links.

The Accommodation Comprises; Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Study, W/C.

Master Bedroom With Dressing Room & En-Suite, Three Further Bedrooms, En-Suite, Family Bathroom & Attic Room/Playroom.

Integral Garage, Driveway, Rear Courtyard Garden & Side Lawned Garden. \*Chain-Free\*  
EPC Rating; 'B'.



#### Chartered Surveyors, Auctioneers and Estate Agents

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## SITUATION OF PROPERTY

The Village of Pen-Y-Fai lies 1½ miles north of the Town of Bridgend. The village benefits from many amenities including; a popular village pub 'The Pheasant', a newly rebuilt primary school, a village shop, chapel, All Saints parish church, and numerous playing fields. A Short distance away is Court Coleman Manor which boasts an award winning restaurant. The village is conveniently located for the amenities of Bridgend Town Centre. Commuting and travel to other major centres is well provided for by the M4 (Junction 36) only being a short drive away with Bridgend Train Station also benefiting from being on the London Paddington - Swansea mainline.

## DESCRIPTION OF PROPERTY

The property is accessed through an uPVC door with side panel adjacent into the generously sized Entrance Hall which benefits from porcelain tiled flooring with under-floor heating and uPVC window to the front elevation. Glazed double doors open into the Lounge which benefits from a uPVC bay fronted window and carpeted flooring. The Study has been fitted with a uPVC window to the rear elevation and also benefits from carpeted flooring. At the heart of the home is the open plan Kitchen/Dining room which has been fitted with a range of high gloss black wall and base units with silestone work surfaces and upstands. Integral "Neff" appliances to remain include; electric double oven with heating drawer, induction hob with extractor fan over, fridge/freezer and dishwasher. The Kitchen further benefits from porcelain tiled flooring, uPVC window and French doors to the rear elevation and recessed spotlighting. Situated off the Kitchen is the Utility Room with a continuation of base units with larger cupboard and silestone work surfaces. Integral appliances to remain include a "Beko" washing machine and "Creda" tumble dryer. Located to the ground floor is a w/c fitted with a two piece white suite and internal access to the integral garage. The garage has been fitted with an electric "Promatic Homann" door, wall mounted "Ariston" combi boiler and a uPVC door providing access to the rear of the property.

Carpeted staircase leads to the first floor landing with uPVC window to the front elevation, an airing cupboard and a quarter turn staircase to the second floor. The master bedroom is a spacious double room with a uPVC window to the side elevation, carpeted flooring and a dressing room with built-in triple wardrobes. Leading off the dressing room is an En-suite Shower room fitted with a three-piece contemporary white suite. The second sizeable double bedroom features a uPVC window to the front elevation, carpeted flooring and further benefits from an En-suite Shower room fitted with a three piece white suite. The third & fourth double bedrooms feature uPVC windows to the front elevation and carpeted flooring. The family bathroom has been fitted with a luxurious three-piece white suite comprising panelled bath, wall mounted wash hand basin and a low level dual flush WC. To the second floor is a sizeable reception room which could be utilised as a further bedroom. It features oak flooring, velux windows, recessed spotlights and access to eaves storage. Furthermore, it benefits from a separate w/c.

## GARDENS & GROUNDS

To the front of the property is a paved driveway providing parking for a number of vehicles. To the rear of the property is a low maintenance courtyard style garden and patio with mature shrubbery and chippings. The rear of the property is enclosed by high rise pvc cladding which provides a private setting for outdoor dining. To the side of the property is predominantly lawned garden with a patio area. The side of the garden is enclosed by surrounding timber fencing and pedestrian gate providing access to the front of the property.

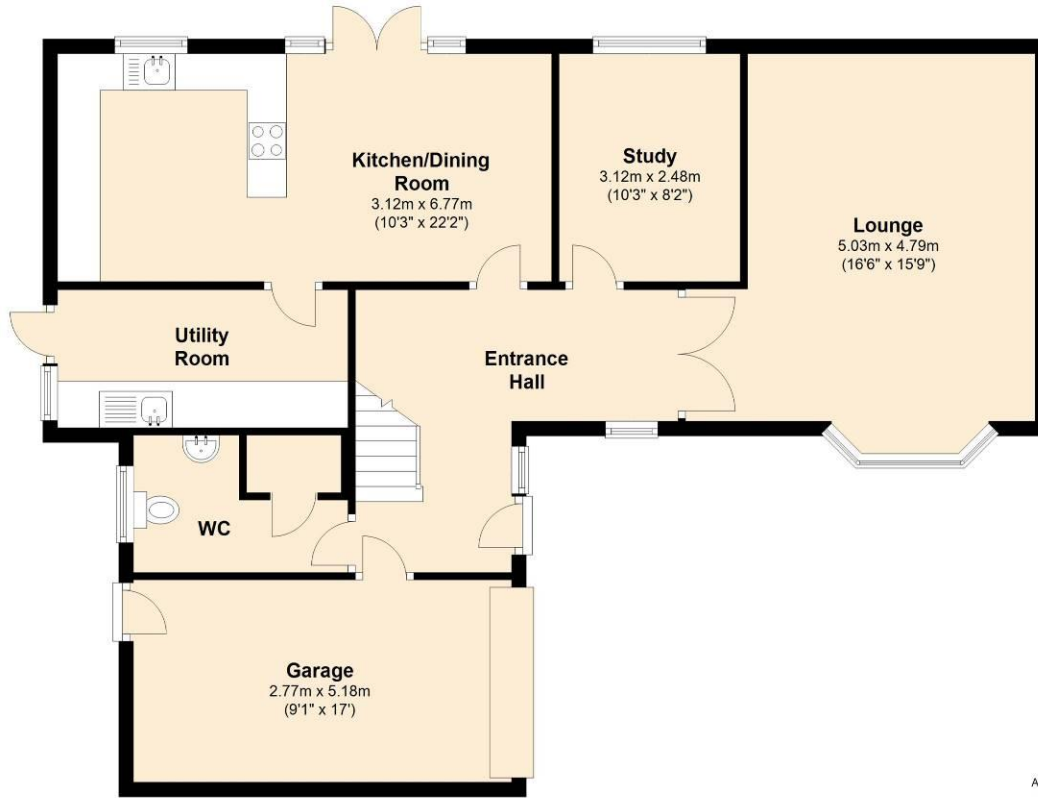
## SERVICES & TENURE

All mains services connected. Freehold.



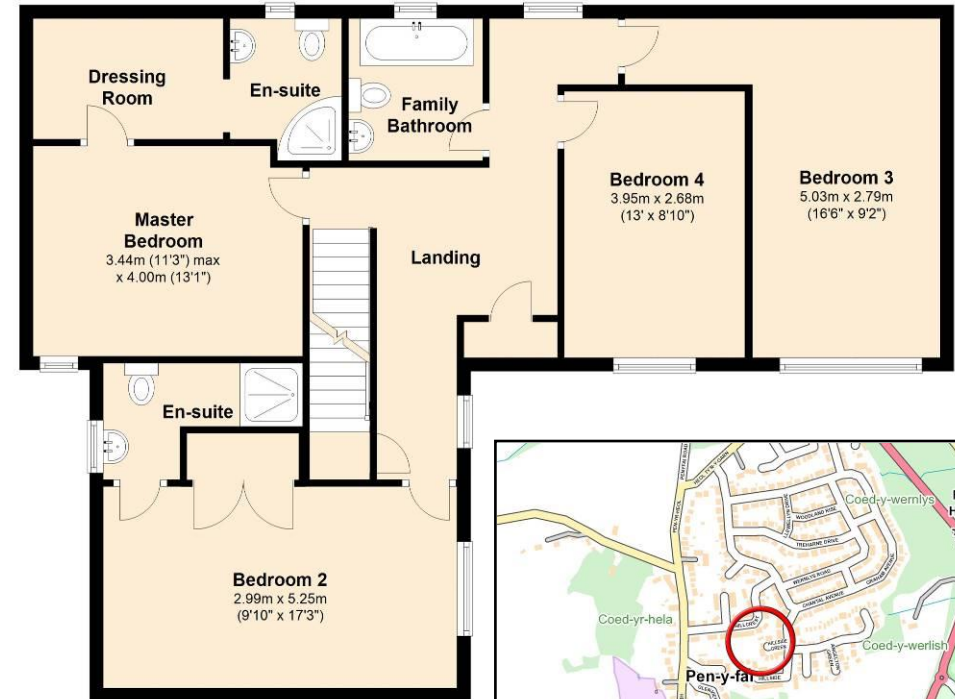
## Ground Floor

Approx. 92.8 sq. metres (998.4 sq. feet)



## First Floor

Approx. 94.2 sq. metres (1014.3 sq. feet)



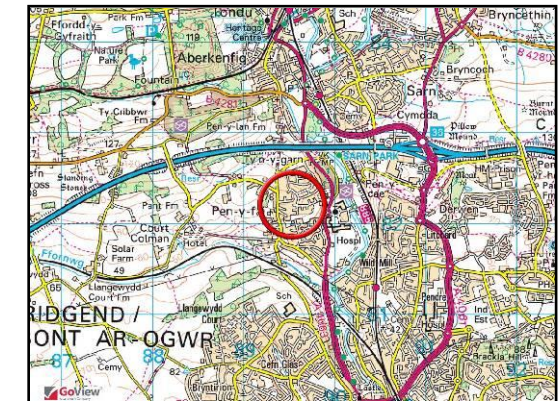
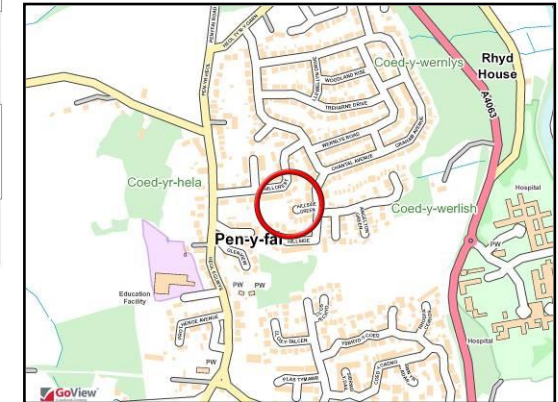
## Second Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 234.9 sq. metres (2528.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	





