

HUNTERS®

HERE TO GET *you* THERE



Ysbryd-Y-Coed

Pen-Y-Fai, Bridgend, CF31 4GF

£380,000



Council Tax: E



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General

Pen-y-fai is a charming village located in Bridgend, Wales, known for its picturesque surroundings and tight-knit community. The village offers a peaceful and scenic setting, making it an ideal place for families and individuals looking for a tranquil lifestyle.

One of the key benefits of living in Pen-y-fai is its excellent transport links. The village is conveniently located near the M4 motorway, providing easy access to surrounding areas such as Cardiff and Swansea. Additionally, the nearby Bridgend train station offers regular services to major cities, making commuting a breeze for residents.

Pen-y-fai boasts a range of local amenities, including a primary school, community center, and a post office, catering to the needs of its residents. The village also has several beautiful parks and open spaces, perfect for outdoor activities and leisurely walks.

For those who appreciate natural beauty, Pen-y-fai is surrounded by stunning countryside and is close to the picturesque Ogmore River. The nearby Garw Valley and the stunning Glamorgan Heritage Coast are also within easy reach, offering plenty of opportunities for hiking, cycling, and exploring the great outdoors.

Families with children will benefit from the excellent schools in the area, including Pen-y-fai Primary School, known for its high academic standards and supportive learning environment. Additionally, the village is within easy reach of secondary schools in Bridgend, providing a range of educational options

for students.

Pen-y-fai is also home to several charming pubs and eateries, where residents can enjoy a relaxed meal or socialize with friends and neighbors. The village's friendly atmosphere and sense of community make it a welcoming place to call home, offering a high quality of life for its residents.

Hallway

porch & hallway with laminate flooring, skimmed walls and textured ceiling with central lighting, stairs to first floor, radiator, composite front door, doors to;

Cloakroom

with wood flooring, skimmed / wood panel walls and papered ceiling with central lighting, wc and hand wash basin, window to front.

Lounge

14'2" x 11'9" (4.32m x 3.58m)

with laminate flooring, skimmed walls and textured ceiling which is coved with central lighting, radiator, bay window to rear and open arch to dining.

Dining

8'10" x 8'4" (2.69m x 2.54m)

With laminate flooring, skimmed walls and ceiling which is coved central light fittings, radiator, patio doors to rear.

Kitchen

17'8" x 8'2" (5.38m x 2.49m)

With laminate flooring, skimmed walls & ceilings with central light fittings, radiator, selection of base and wall units in light grey with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, window to front and door to side.

Landing

which is carpeted, skimmed walls and textured ceiling, central light fitting, radiator, attic access, wood balustrade, doors to:

Master Bedroom

10'11" x 10'9" (3.33m x 3.28m)

With carpets, skimmed walls and textured ceiling, central light fittings, radiator, window to front views, built in double wardrobes, door to en-suite.

Ensuite

Laminate flooring, skimmed walls and textured ceiling with central lighting, 2 piece suite with wc and hand wash basin built into vanity, separate shower cubicle with glass screens and thermostatic shower, radiator, window to rear.

Bedroom 2

10'8" x 8'2" (3.25m x 2.49m)

With laminate flooring, skimmed walls and textured ceiling, central light fittings, radiator, window to front views, built in double wardrobes.

Bedroom 3

8'10" x 8'0" (2.69m x 2.44m)

With laminate flooring, skimmed walls and textured ceiling, central light fittings, radiator, built in double wardrobes, window to rear views.

Bedroom 4

8'10" x 7'4" (2.69m x 2.24m)

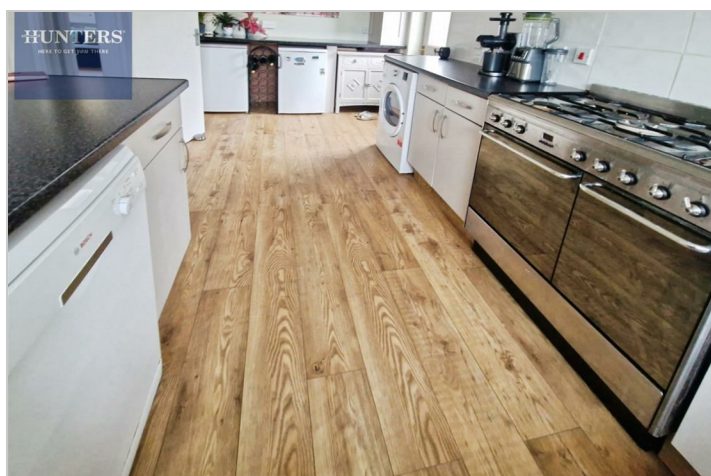
With laminate flooring, skimmed walls and textured ceiling, central light fittings, radiator, window to rear.

Bathroom

11'6" x 6'10" (3.51m x 2.08m)

Laminate flooring, tiled / skimmed walls, textured ceiling with central light fitting, 3 piece white suite hand basin basin into vanity and wc,, bath with thermostatic shower, window to rear, airing cupboard.

Gardens



Road Map



Hybrid Map



Terrain Map



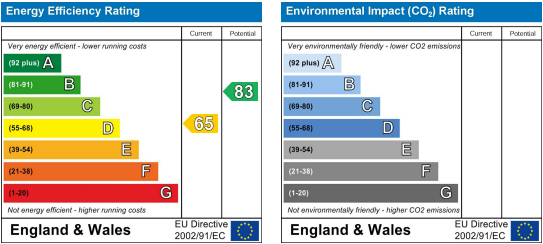
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.