

# HUNTERS®

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## Heol Eglwys

Pen-Y-Fai, Bridgend, CF31 4LY

£365,000



Council Tax: D



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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.

## Porch

with wood flooring, skimmed walls and ceiling with central lighting, radiator, composite front door

## WC

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

## Lounge

16'2" x 14'7" (4.93m x 4.45m )

With wood flooring, skimmed / wood panel walls & ceilings with central lighting, window to front with fitted hardwood shutters , column radiator, wood fire surround with slate hearth and multi-fuel burning stove, stairs to first floor..

## Kitchen Dining

16'10" x 14'7" (5.13m x 4.45m)

With tiled flooring, skimmed walls & textured ceilings with exposed beams, spot light fittings, column radiator, selection of base and wall units in shaker style navy with quartz worktops and tiled backsplash, Belfast sink with mixer tap, appliances to include Rangemaster cooker, fridge freezer, three windows fitted hardwood shutters and a door to front and side / rear.

## Landing

Long landing with carpets, skinned walls and ceiling with central light fitting, wood balustrade, two radiators, window to rear, airing cupboard, doors to;

## Bedroom 1

14'10" x 11'3" (4.52m x 3.43m )

carpets, with skinned walls and ceiling with central lighting, radiator, two windows to front and one to side / rear.

## Bedroom 2

11'00" x 8'6" (3.35m x 2.59m)

carpets, with skinned walls and ceiling with central lighting, radiator, window to front.

## Bedroom 3

16'4" x 8'3" (4.98m x 2.51m)

with wood flooring, skinned walls and ceiling with central lighting, radiator, window and French doors to side / rear.

## Bedroom 4

11'11" x 5'5" (3.63m x 1.65m )

carpets, with skinned / wood panel walls and ceiling with central lighting, radiator, window to front.

## Bathroom

9'1" x 8'6" (2.77m x 2.59m )

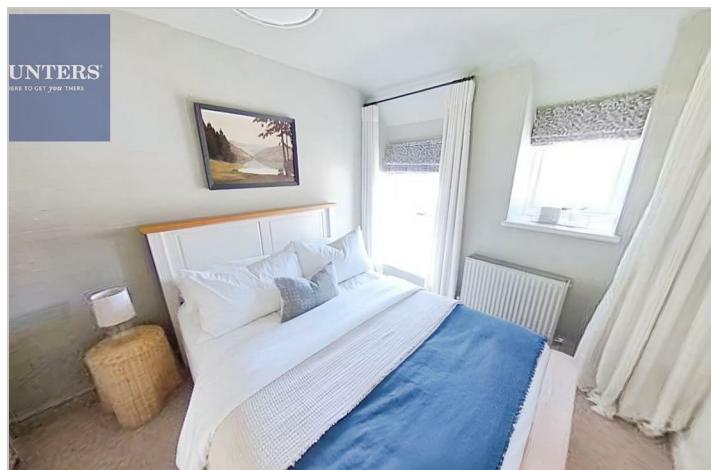
Tiled flooring and walls, skinned ceiling with spot lighting, window to rear, chrome towel radiator, 4 piece white suite with wc and hand wash basin built into vanity storage, and free standing bath, walk in double shower enclosure with thermostatic shower and glass screens.

## Gardens

Set on a large corner plot with small yard to front entrance.

To the side and rear there are 3 tiers of patio with mature borders containing decorative trees and bushes. The garden leads to a rear double garage which has power and lighting, there is a rear entrance door and a front electric roller shutter, in front of garage is a driveway for 2-3 cars.

There is an additional lawn area to the rear of the property.



## Road Map



## Hybrid Map



## Terrain Map



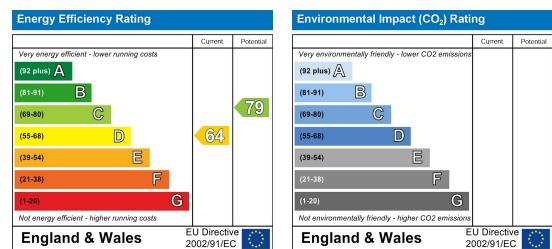
## Floor Plan



## 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.