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85 Graham Avenue

Pen-Y-Fai,

Bridgend,

CF31 4NP

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Asking price **£350,000**

Situated in the sought-after Pen Y Fai village within close proximity to local school, shops, amenities and Junction 36 on the M4 is this well-presented, high specification throughout three/four bedroom property.

Three/four bedroom detached property

Garage

Large open plan kitchen family space

High specification throughout

Sought-after Pen Y Fai Village

Close Proximity to Junction 36 of the M4

Two bathrooms and separate WC

Power points to front and rear of the property

Underfloor heating downstairs

No chain





This fully renovated modern three/four bedroom detached property with garage is situated in the popular Pen Y Fai village within close proximity to Junction 36 on the M4, local school, shops, amenities and is being sold with no onward chain.

The property is entered via a composite door into an entrance hallway with staircase rising to the first floor landing and doorways to the bathroom, downstairs bedroom/sitting room and opening through to the kitchen/family area. The downstairs bedroom/sitting room is a generous sized room laid to carpet with a double glazed UPVC window to front. The downstairs bathroom consist of a three-piece suite comprising; a close coupled WC, pedestal wash handbasin and panel bath with shower overhead. There are fully tiled walls, tiled flooring and an obscure glazed window to front. The kitchen has been fitted with a matching range of base and eyelevel units with squared quartz worktop surfaces, stainless steel Swan mixer tap, built-in double eyelevel oven, integral wine cooler, dishwasher and microwave with space for fridge freezer. There is an island with the same matching worktops and acts as a breakfast bar as well as houses the induction hob with storage beneath. The kitchen/family area is an impressive size, creating an open plan style living with bifold doors to rear, laid to wooden flooring which has underfloor heating beneath, modern electric fireplace and door to the utility room. The utility room has the same continuation of flooring, space for two appliances and also houses the boiler and consumer unit.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, WC and airing cupboard.

The master bedroom is an impressive sized double bedroom laid to carpet and benefits from double built-in wardrobe with UPVC double glazed windows to the front and side and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a close coupled WC, pedestal wash handbasin and shower. There are fully tiled walls in the wet areas and an obscure glazed window to side. Bedroom two is another double room which also benefits from a built-in double wardrobe and double glazed UPVC windows to the front and rear with views out to the garden. Bedroom three is another double room laid to laminate flooring with double glazed UPVC window to side and also benefits from built-in wardrobe cupboard as well as an eaves storage which can be utilised for multiple purposes. The upstairs WC has been fitted with a two-piece suite comprising; a WC and vanity wash handbasin.

To the front of the property is a driveway providing off-road parking ahead of the garage with electric powered door and property entrance as well as two PowerPoints and space for two car charging points. To the rear of the property is a fully enclosed landscaped garden laid mostly to Astroturf with separate patio and decking sections with access point through to garage and also benefits from power sources and views of the woodland. Additional information: The property benefits from hardwired network throughout which provides faster and more reliable internet. The property also benefits from multiples CCTV system which covers the surrounds of the property.

Viewings are highly recommended.





Directions

From our office on Derwen Road, head north to the dual carriageway, taking the left following the road to the roundabout and take the second turning onto Tondy Road. At the dual carriageway, go through one set of traffic lights passing the petrol station on the right hand side and follow for approximately one and a half miles turning left into Pen Y Fai and taking the next left into Graham Avenue where the property will be found on the left hand side.

Tenure

Freehold

Services

All Mains
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

12/19/23, 3:01 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

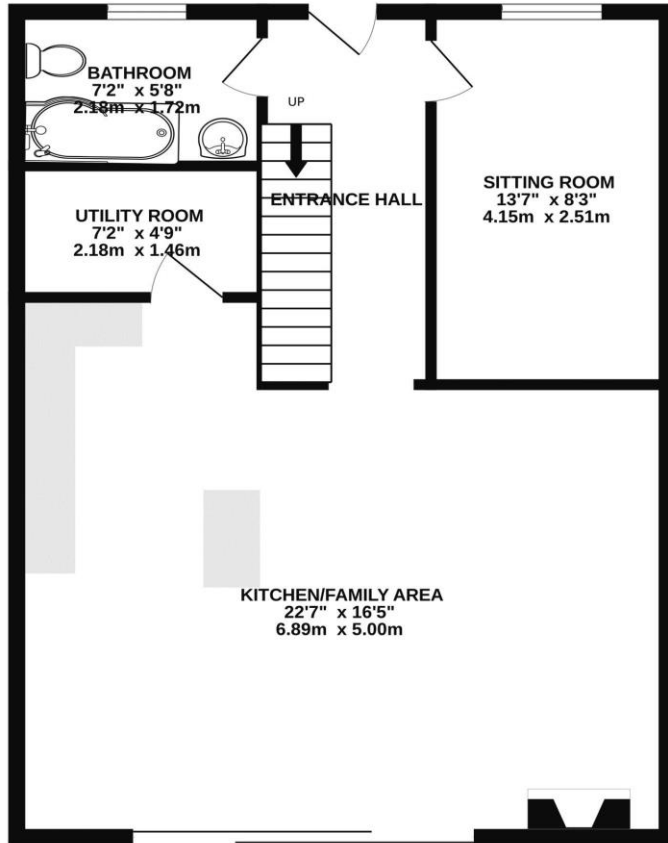
Energy performance certificate (EPC)																																		
25, Graham Avenue Pen Y Fai Bridgend CF31 1LH	Energy rating C	Valid until: 7 July 2025 Certificate number: 0038-2809-7320-9901-4981																																
Property type	Detached house																																	
Total floor area	121 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
https://www.gov.uk/guidance/energy-efficiency-standard-landlord																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		
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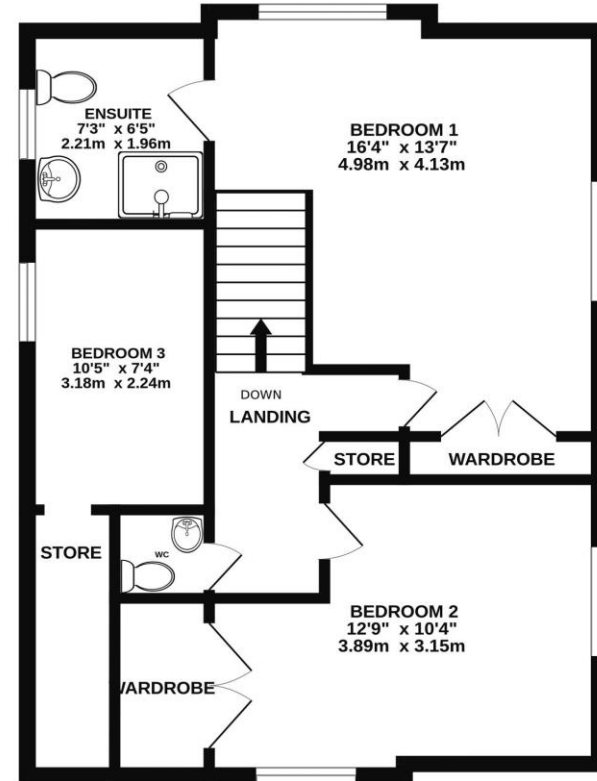
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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