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9 Coed-Y-Cadno
Pen-Y-Fai, Bridgend, CF31
4GA

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Asking price **£370,000**

Situated in the picturesque and historic village of Pen Y Fai with close proximity to junction 36 of the M4 is this impressively presented four bedroom detached property with south facing rear garden and off-road parking.

Sought-after Pen Y Fai village

Close proximity to junction 36 of the M4 and Bridgend Town Centre

Southerly facing rear garden

Off-road parking

Two reception rooms

Kitchen/breakfast room

Ensuite to master bedroom

High internal standard throughout

Viewings highly recommended





Situated on the sought-after historic and picturesque village of Pen Y Fai with close proximity to Junction 36 of the M4 is this well-presented four bedroom detached property with south facing rear garden and off-road parking.

The property is entered via a composite and double glazed door into an entrance hallway with staircase rising to the first floor landing, laid to solid wood flooring and doorway to the lounge. The lounge is laid to solid wood flooring with a PVCu double glazed window to the front, coving to ceiling, electric feature fireplace with ornate surround and opening through to the dining area. The dining area has continuation of the solid wood flooring, coving to ceiling, double glazed sliding doors overlooking the southerly facing rear garden and door to inner hallway. The inner hallway has solid wood flooring, door to useful understairs storage cupboard and doorways to the cloakroom, second sitting room and kitchen. The kitchen has been fitted with a

matching range of base and eyelevel units with squared top workspace over consists of sink unit with swanneck mixer tap, integrated appliances include washing machine, fridge and freezer. There is space for range cooker, laid to tiled flooring, tiled splashback's, PVCu double glazed window to the rear, breakfast bar with seating area and a composite and double glazed door to the side. The second sitting room is a converted garage with a PVCu double glazed window to the front and coving to ceiling. The downstairs cloakroom has been fitted with a two-piece suite comprising; low-level WC and wash hand basin. There's half height tiling to the walls, laminate flooring and a PVCu double glazed window to the side.

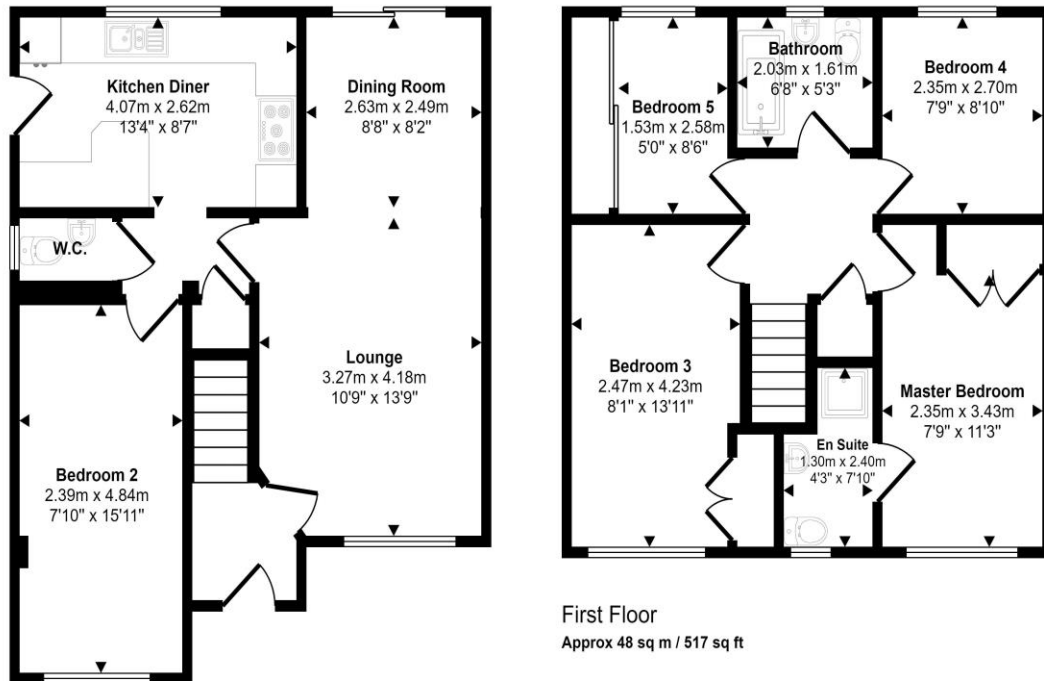
To the first floor landing there is a loft inspection point, door to storage cupboard and further doorways to all four bedrooms and family bathroom.

The bathroom has been fitted with a three-piece suite comprising; bath with telephone style mixer taps, pedestal wash hand basin and low-level WC. There is half height tiling to the walls, laminate flooring, chrome effect heated towel rail, coving to ceiling with recessed spotlights and a PVCu obscure double glaze window to the rear. Bedroom three has coving to ceiling and a PVCu double glazed window to the rear. Bedroom four has coving to ceiling, PVCu double glazed window to the rear and benefits from wall to wall built-in wardrobes with sliding mirror doors. Bedroom two is a generously sized double room with a PVCu double glazed window to the front and built-in double wardrobes. The master bedroom is also a generously proportioned double room with a PVCu double glazed window to the front, built-in double wardrobes and doorway to an ensuite shower room. The ensuite has been fitted with a three-piece suite comprising; vanity unit wash hand basin, low-level WC and shower cubicle. There is vinyl flooring, tiled splashback's and a PVCu obscure double glazed window to the front.

To the front of the property is a large driveway providing ample off-road parking with a garden laid to lawn and gated side access to the rear garden. To the rear of the property is an enclosed garden by a stone built wall and timber panel fencing. The garden is laid to lawn and a patio area with plenty of furniture opportunity.

Viewings on the property are highly recommended to appreciate the location and condition on offer.

**Approx Gross Internal Area
101 sq m / 1083 sq ft**



Ground Floor
Approx 53 sq m / 566 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Bridgend town centre, travel North along Tondy Road, passing the Brewery Field on your right hand side at the traffic lights turn left towards Pen Y Fai. Take the second right and then the second turning into Coed-Y-Cadno where the property will be found immediately on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)									
2 Coed Y Cadno Pen Y Fai BRIDGEND CF31 1QA	<table border="1"> <tr> <td>Energy rating</td> <td>C</td> <td>Valid until:</td> <td>10 April 2034</td> </tr> <tr> <td>Certificate number</td> <td>9924-3036-6004-6464-8204</td> <td></td> <td></td> </tr> </table>	Energy rating	C	Valid until:	10 April 2034	Certificate number	9924-3036-6004-6464-8204		
Energy rating	C	Valid until:	10 April 2034						
Certificate number	9924-3036-6004-6464-8204								
Property type	Detached house								
Total floor area	92 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/domestic-certificate-requirements-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-certificate-requirements-minimum-energy-efficiency-standard-landlords-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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

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.

