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33 Angelton Green

Pen-Y-Fai,

Bridgend,

CF31 4LQ

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Asking price **£264,995**

A well-presented three bedroom detached property situated in the sought-after Pen-Y-Fai village in a quiet cul-de-sac location with off-road parking, garage, conservatory and situated within close proximity to local school, shops, amenities and junction 36 of the M4.

Detached

Downstairs cloakroom

Generous conservatory

Landscaped rear garden

Three bedrooms

Off-road parking

Garage

Sought-after Pen-Y-Fai location

Viewings highly recommended





Situated in the popular Pen-Y-Fai village is this generously proportioned three bedroom detached property with landscaped rear garden, garage, off road parking and conservatory within close proximity to local school, shops and amenities.

The property is entered via a UPVC double glazed door leading in to an entrance hallway laid to wood flooring and doorway to the cloakroom and opening through to the lounge/dining room.

The cloakroom has been fitted with a two-piece suite comprising; WC and hand wash basin.

The lounge has staircase rising to the first floor landing with understairs storage cupboard, an L shape room with plenty of dining furniture space, electric feature fireplace, double glazed window to the front, doorway to the kitchen and double glazed French doors leading to the conservatory.

The conservatory is a generous size, constructed via dwarf walls and a glass roof with a ceiling fan and laid to tiled flooring with double glazed French doors leading to the rear patio.

The kitchen has been fitted with a matching range of base and eyelevel units with complementary work surfaces over comprising; sink with mixer tap, built-in oven with five burner gas hob and extractor fan above, tiled splashback's, space for fridge, freezer, washing machine and dishwasher, laid to tiled flooring, cupboard housing the combi boiler and a double glazed window to the rear.

To the first floor landing there are doorways to storage cupboard, all three bedrooms and family bathroom.

Bedroom one is a double room, laid to carpet with double glazed window to the front. Bedroom two is another double room, laid to carpet and a double glazed window to the rear. Bedroom three is a well-proportioned room with a double glazed window to the front.

The family bathroom has been fitted with a three-piece suite comprising; WC, vanity unit hand wash basin and a whirlpool P shaped bath with thermostatic shower over. There is a double glazed window to the rear.

To the front of the property is a shared driveway leading to a driveway ahead of the garage providing ample off-road parking with a garden laid mostly to lawn and pathway to the property entrance. To the rear of the property is a beautifully landscaped garden with a patio area leading from the conservatory to an additional raised patio at the rear and a feature pergola with decorative slate chippings allowing a seating and furniture opportunity. The garden is surrounded by mature shrubs and trees and there's an additional secret garden area to the side of the property hidden away laid to decorative slate chippings and provides another seating area.

Viewings are highly recommended to appreciate the offer in hand.





Directions

From Junction 36 of the M4 follow the signs for Maesteg taking the A4063 through the two sets of lights and bear left at the roundabout. Follow the road under the motorway bridge taking the next left onto Heol Tyn Y Garn in Penyfael. Follow the road up until you see a childrens' park on the right and then take the left directly opposite onto Chantal Avenue take the third right onto Allsaints Way and then left onto Angelton Green. The property will be found at the end of the cul-de-sac as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

5/24/ 9:12 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
33, Angelton Green Penyfael S10 5DQ CF31 4LQ	Energy rating E	Valid until: 21 April 2025 Certificate number: 9795-7434-2170-0002-8926																																
Property type	Detached house																																	
Total floor area	90 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/landlords-on-the-regulations-and-exemptions)																																		
Energy rating and score																																		
This property's energy rating is E. 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.																																
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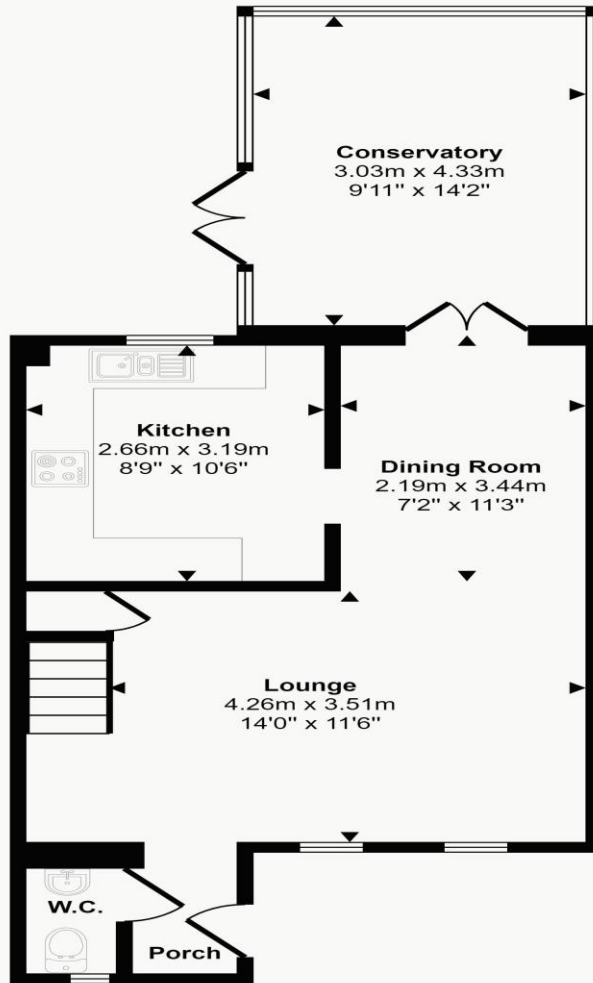
<https://find-an-energy-certificate.service.gov.uk/energy-certificates/9795-7434-2170-0002-8926>

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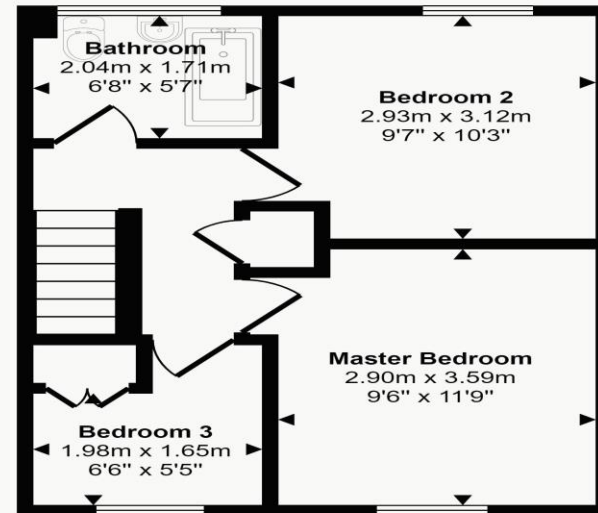
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft



First Floor
Approx 35 sq m / 377 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.

