



Protheroe Avenue

Pen-Y-Fai, Bridgend, CF31 4LU

Asking price £250,000



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Located in the charming village of Pen-Y-Fai, Bridgend, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two spacious rooms to the ground floor, including a dual aspect lounge that invites natural light, creating a warm and welcoming atmosphere. The family kitchen/diner is ideal for both casual meals and entertaining guests, making it the heart of the home.

The accommodation comprises three well-proportioned bedrooms, providing ample space for family living or guests. The bathroom is conveniently located to serve the household's needs. Outside, the property features good-sized front and rear gardens, perfect for enjoying the outdoors, along with parking for two vehicles at the front. A summer house/outbuilding to the rear adds extra versatility, whether for storage or as a potential workshop.

This residence is equipped with solar panels, promoting energy efficiency and sustainability. Its location is particularly appealing, being just a stone's throw from the village green and in close proximity to Pen Y Fai Church in Wales primary school, All Saints parish church, and the local public house and restaurant, 'The Pheasant'. Additionally, the property benefits from excellent transport links, with easy access to the motorway, McArthur Glen shopping outlet, and Bridgend town centre.

This semi-detached house in Pen-Y-Fai is not just a home; it is a lifestyle choice, offering a peaceful village setting while remaining well-connected to urban amenities. It is an ideal opportunity for families or anyone seeking a tranquil yet accessible living environment.





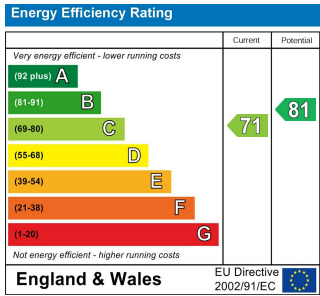
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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