



19, Pen-yr-Heol
Bridgend, CF31 4ND

Watts
& Morgan



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Pen-y-Fai, Bridgend CF31 4ND

£325,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

We are delighted to offer to the market this deceptively spacious detached bungalow offering flexible living with separate annex. Situated in the sought after village of Pen-y-Fai over-looking common land to the front. This property is located within walking distance of local shops, schools and pubs. Located conveniently for great commuter access via Bridgend Town Centre and Junction 36 of the M4. This versatile accommodation comprises; entrance hall, 4 double bedrooms, WC, family bathroom, lounge, kitchen/dining room and lean-to. Externally enjoying a private driveway with off-road parking for 4 vehicles and a rear landscaped garden. Annex with 2 rooms and a WC. Chain free. EPC Rating; 'D'

Directions

Bridgend Town Centre- 2.2 Miles Cardiff City Centre- 22.5 Miles M4 Motorway J36 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Accessed via a uPVC front door into the entrance hallway with laminate flooring and all doors lead off.

Bedrooms Three and Four are both double bedrooms with laminate flooring and windows over-looking the greenery to the front.

The WC is fitted with a 2-piece suite comprising a WC and wall-mounted wash hand basin. A step leads up into the inner hallway offering carpeted flooring.

Bedroom Two is a further good size double bedroom with carpeted flooring, windows to the side and access to the loft hatch with pull-down ladder. Potential for the loft to be converted into further living space with a window to the front.

Bedroom One is a generous size double bedroom with carpeted flooring, recessed spotlighting and a window over-looking the rear garden. The main living space is a sizable reception room with carpeted flooring, bespoke built-in shelving and 2 open fireplaces with a window overlooking the front and another window overlooking the lean-to.

The family bathroom is fitted with a contemporary 3-piece suite comprising of a tiled bath with over-head shower, dual flush WC and a wash hand basin set within a vanity unit. Further features include fully tiled walls, tiled flooring, chrome towel radiator and an obscured window to the side.

Off the inner hallway is courtesy door leading into a versatile lean-to space with a door leading out onto the front driveway and double wooden doors opening out onto the rear garden. The kitchen/dining room has been fitted with a range oak effect wall and base units and complementary laminate roll-top work surfaces. Tiled flooring, tiled splash-backs, spotlighting, windows over-looking the rear and the side and ample space for freestanding dining table. Integral appliances to remain include; 4-ring gas hob, oven, grill and stainless steel extractor fan. Space is provided for 3 further freestanding appliances. One cupboard houses the 'Worcester' gas combi boiler. To the rear of the property is the outdoor home office/studio. This living space comprises of open-plan potential bedroom/studio/home office with laminate flooring, windows to the front and side. A separate WC and a further room with laminate flooring and windows to the rear and side.

GARDENS AND GROUNDS

Approached of Pen-yr-Heol is this deceptively spacious 4 bedroom detached bungalow with a private driveway to the front providing off-road parking for 4 vehicles. Benefitting from a scenic outlook with common fields to the front. To the rear of the property is a landscaped garden enclosed with a brick wall. This garden has been laid with high quality patio slabs and a separate artificial turfed area. Wooden gates lead down to a further section with raised borders ideal for planting shrubs.

SERVICES AND TENURE

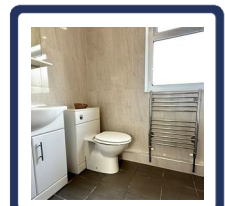
All mains services connected. Freehold.



Ground Floor
1389 sq. ft. (129.1 sq. m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		67	
EU Directive 2002/91/EC			



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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