



33, Wernlys Road
Bridgend, CF31 4NS

Watts
& Morgan

33 Wernlys Road

Pen-Y-Fai, Bridgend CF31 4NS

£400,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Watts & Morgan are pleased to present to the market this beautifully presented 5 bedroom detached family home located in the sought after village of Pen-Y-Fai. Within close proximity to local amenities and Junction 36 of the M4. Accommodation comprises; entrance hallway, open-plan kitchen/dining room, WC, utility room, lounge and home office/bedroom. First floor landing, master bedroom with separate dressing room and en-suite shower room, three further double bedrooms and a 4-piece family bathroom. Externally the property enjoys a corner plot with a wraparound lawned garden, private driveway to the rear with space and planning for a double garage. Offering no on-going chain. EPC; 'D'

Directions

- Bridgend Town Centre 2.5 miles
 - Cardiff City Centre 22.5 miles
 - M4 (J36) 1.6 miles
-

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Summary of Accommodation

GROUND FLOOR

Accessed via a composite door into the spacious hallway featuring porcelain tiled flooring with underfloor heating throughout the ground floor and a large downstairs storage cupboard. The utility room has been fitted with base units and a laminate work surface. Plumbing has been provided for appliances. The utility room houses the 'Baxi' combi boiler.

The ground-floor WC has been fitted with a 2-piece suite comprising; low level WC and sink set within vanity unit and a fitted storage cupboard. The open-plan kitchen/dining room has been fitted with a range of high gloss wall and base units with undercounter LED lights, complementary laminate work surfaces and breakfast bar with space for high stools. Integral 'CDA' appliances to remain include 5-ring gas hob, double oven, grill and dishwasher. Space and plumbing have been provided for a freestanding American-style fridge/freezer. The kitchen/dining room further benefits from continuation of porcelain tiled flooring with underfloor heating, partially tiled walls, spotlights, and folding aluminium patio doors leading out to the rear garden.

The lounge is a spacious reception room with carpeted flooring, uPVC windows to the front elevation and ample space for living room furniture. Bedroom Five provides ample space for freestanding furniture, carpeted flooring, and uPVC windows to the front elevation.

FIRST FLOOR

The first-floor landing features carpeted flooring. The main bedroom is a spacious double room featuring carpeted flooring, uPVC windows to the rear elevation and a large walk-in wardrobe/dressing room. Further presenting 3-piece en-suite shower room comprising; sink set within vanity unit, WC and double walk-in shower cubicle. Further features obscured uPVC window to the side elevation, spotlights, and vinyl flooring. The master bedroom provides access to the fully boarded loft space with pull-down ladder and light.

Bedroom Two is another spacious double room with carpeted flooring and uPVC windows to the front elevation.

Bedroom Three is a double room offering carpeted flooring, uPVC window to the side elevation and provides ample space for freestanding furniture. Bedroom four is another double room featuring carpeted flooring and uPVC windows to the front elevation.

The family bathroom has been fitted with a 4-piece suite comprising; dual ended bath, pedestal sink, WC and walk-in shower cubicle. Further benefitting from partially tiled walls, spotlights, vinyl flooring and obscured uPVC window to the side elevation.

GARDEN AND GROUNDS

No. 33 is accessed off Wernlys Road offering a private driveway to the rear of the property. Space and planning permission has been granted for a double garage to the rear. To the front of the property lies a lawned wraparound garden which leads to the side and rear of the property surrounded by mature shrubs and trees. Further featuring a double electric point.

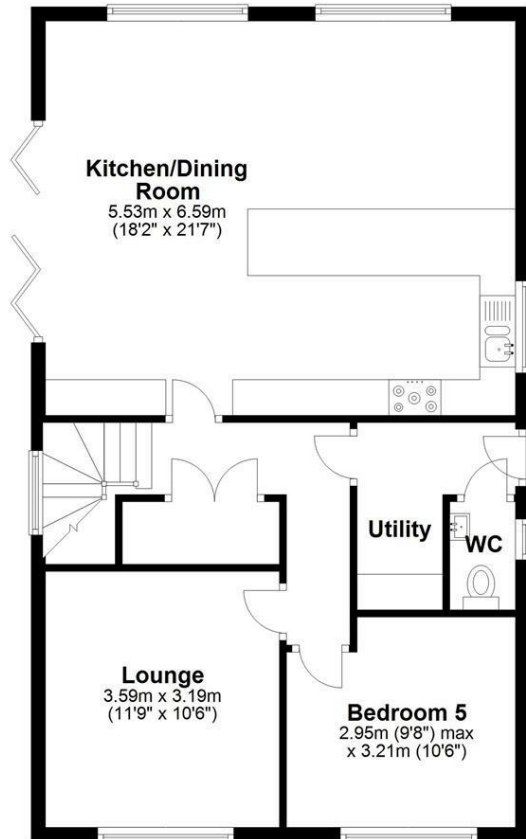
SERVICES AND TENURE

All mains services connected. Freehold



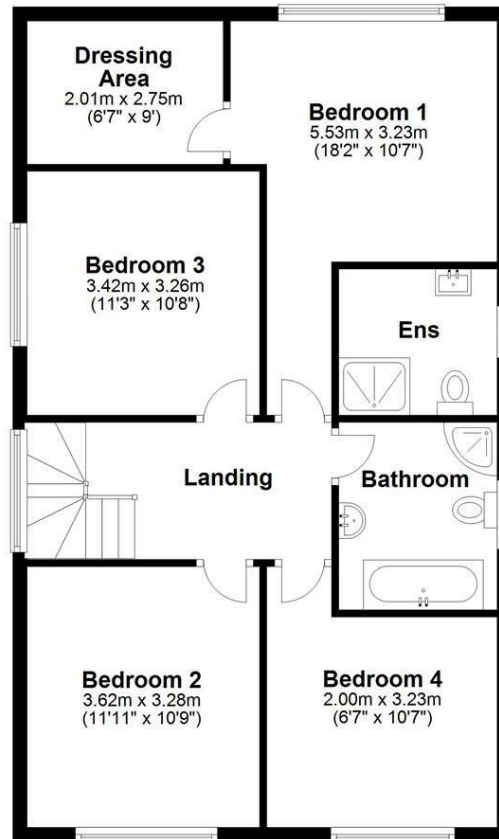
Ground Floor

Approx. 74.2 sq. metres (798.3 sq. feet)



First Floor

Approx. 74.6 sq. metres (802.8 sq. feet)

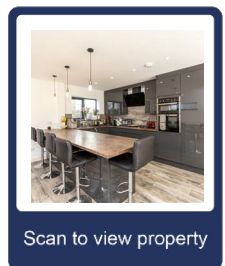


Total area: approx. 148.7 sq. metres (1601.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

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



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