



44, Treharne Drive
Bridgend, CF31 4NT

Watts
& Morgan

44 Treharne Drive

Pen-Y-Fai, Bridgend CF31 4NT

£239,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

New to the market an extended four bedroom semi-detached dormer bungalow situated in the sought-after village of Pen y fai. Being sold with no onward chain. Within walking distance of local village amenities and offering great access via Bridgend town centre and Junction 36 of the M4. The spacious accommodation comprises of porch, entrance hallway, lounge, kitchen/dining room, double bedroom or second sitting room. First floor landing, two double bedrooms, single bedroom and 4-piece family bathroom. Externally enjoying a private driveway with off-road parking for multiple vehicles, single garage and low maintenance rear garden. EPC Rating "D". Chain Free.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 24.8 Miles * J36 of the M4 - 1.9 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a partly glazed uPVC door into the entrance porch with tiled flooring and windows to the front, uPVC door with adjacent glazed panel leads into the main hallway.

The hallway benefits from two sets of built-in storage cupboards, oak flooring and carpeted staircase to the first floor.

The living room is a spacious reception room with oak flooring, windows overlooking the front and a wall mounted electric fireplace.

To the rear is the open plan kitchen/dining room which has been fitted with a range of coordinating wall and base units and complementary work surfaces over. There is space for a breakfast bar area with high stools. Kitchen also benefits from tiled flooring, tiled splashback, windows overlooking the rear garden and patio doors and a further door both leading out onto the rear garden. There is ample space for a freestanding dining table and there is also recessed spotlighting. Appliances to remain include the dual bowl stainless steel sink, eye-level oven and grill, 4-ring gas hob with stainless steel extractor hood over. Space is provided for a freestanding washing machine and a freestanding fridge freezer.

Bedroom three or a potential second sitting room is accessed off the ground floor, a double bedroom with laminate flooring and windows to the side.

FIRST FLOOR

The first floor landing offers carpeted flooring, window to the side, access to the loft hatch and a built-in storage cupboard.

Bedroom one is a good size double bedroom with carpeted flooring, windows overlooking the rear garden and built-in storage.

Bedroom two is a second double bedroom with built-in wardrobes and storage, carpeted flooring and windows to the front with views over Pen y fai and beyond.

The fourth bedroom is a comfortable single room with carpeted flooring and windows to the front.

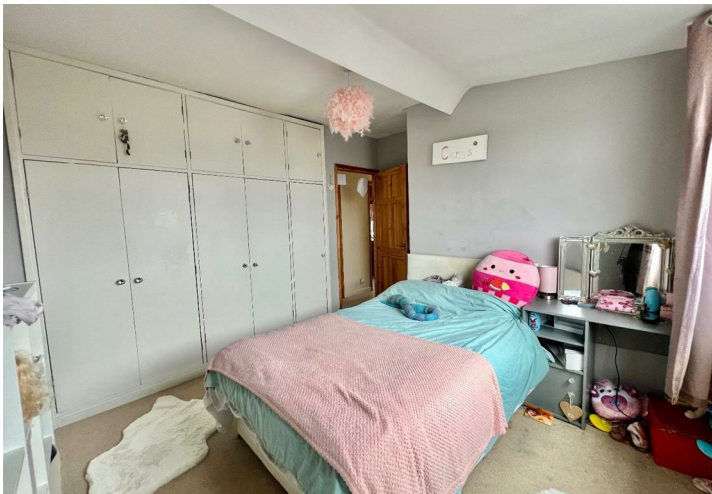
The family bathroom has been fitted with a 4-piece suite comprising of a tiled bath, corner shower cubicle, WC and pedestal wash-hand basin. Further benefiting from brick tiled walls, spotlighting, vinyl flooring and window to the side.

GARDENS AND GROUNDS

Approached off Treharne Drive No.44 offers a private driveway to the front with off-road parking for multiple vehicles leading to the single garage with power supply. To the rear of the property is a low maintenance fully enclosed garden laid with patio slabs perfect for outdoor furniture.

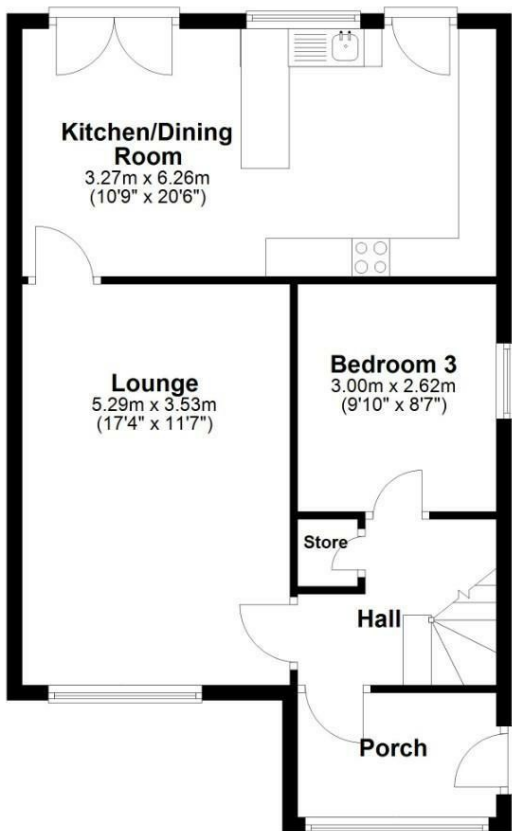
SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "D"



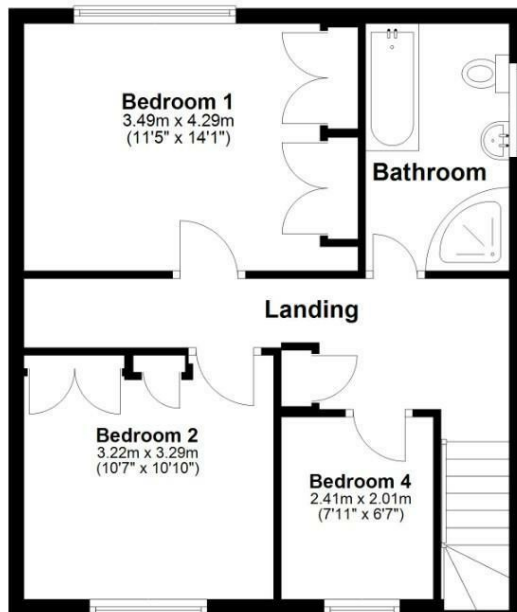
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)

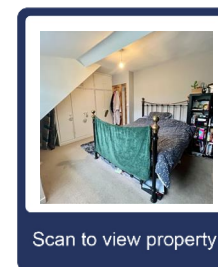


Total area: approx. 107.3 sq. metres (1155.5 sq. feet)

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		82
(69-80) C		
(55-68) D	56	
(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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