



22, Wernlys Road
Bridgend, CF31 4NS

Watts
& Morgan

22 Wernlys Road

Pen-Y-Fai, Bridgend CF31 4NS

£210,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An opportunity to purchase a well proportioned 3 bedroom link-detached dormer bungalow in the sought after village of Pen Y Fai. The property is being sold with no onward chain. Located within walking distance of local village amenities and offering great access to Bridgend town centre and just a short drive from J36 of the M4. Accommodation comprises; entrance hall, kitchen / breakfast room, lounge, two versatile ground floor bedrooms. First floor double bedroom and a bathroom. Externally the property benefits from a private driveway with off road parking, garage and a generous rear garden. Chain Free. EPC Rating D.

Directions

* Bridgend Town Centre- 2.5 Miles * Cardiff City Centre- 22.0 Miles * J36 of the M4 - 1.6 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through the front door into a spacious hallway with a staircase leading up to the first floor, all doors lead off. There is a handy understairs storage cupboard. The main living room situated to the rear of the property is a great sized reception room with suspended solid wood flooring, and a central open fireplace and windows overlooking the rear garden. The kitchen / breakfast room has been fitted with a range of co-ordinating wall and base units with worksurfaces over and tiled splashbacks. The kitchen has a window to the front and side aspects and has a side door opening to the driveway. Integrated appliances to remain include 4-ring gas hob with oven /grill and extractor hood, and an integrated tumble dryer. There is space for further appliances. Bedroom one is situated off the ground floor, this is a versatile double bedroom with patio doors opening out to the rear garden. Bedroom is a second double bedroom on the ground floor with windows to the front. The first landing has two large built in storage cupboards, one housing the Gas Combination boiler (Installed in 2019). Bedroom three is on the first floor, it's a great sized third double bedroom with windows overlooking the rear garden. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with freehand overhead shower, WC and a wash hand basin. There is tiling to the walls and a window to the front.

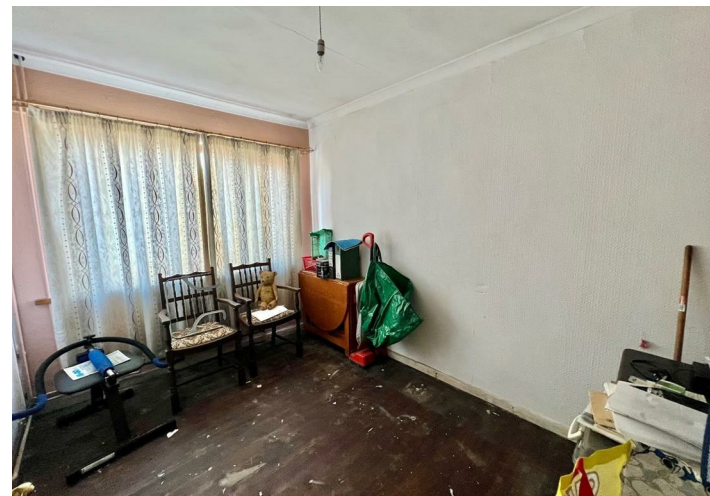
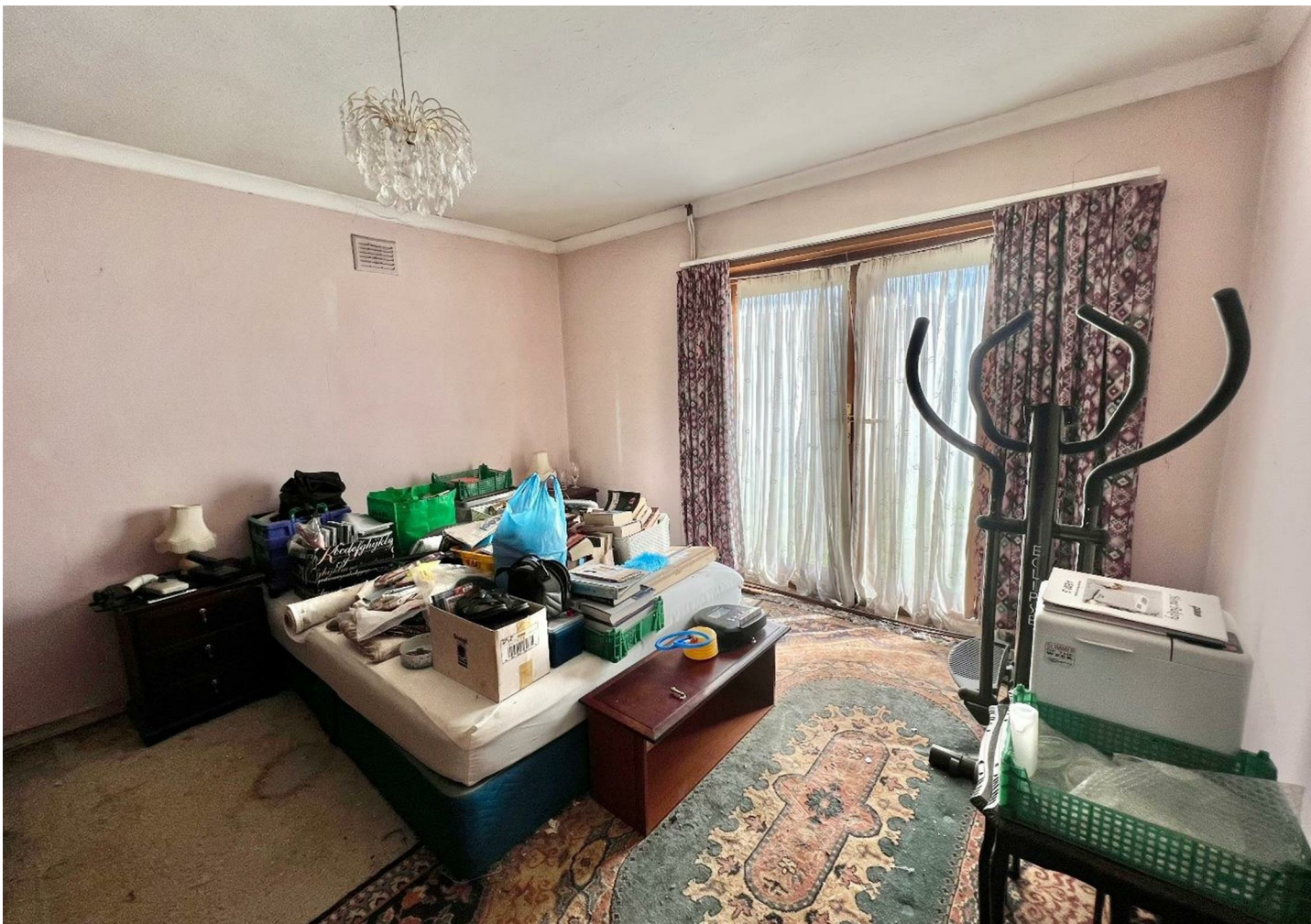
GARDENS AND GROUNDS

Approached off Wernlys Road No.22 benefits from a spacious block paved driveway with off road parking for multiple vehicles leading down to the single garage. There is side access around to the rear garden. To the rear is a generous lawned garden with a large patio area.

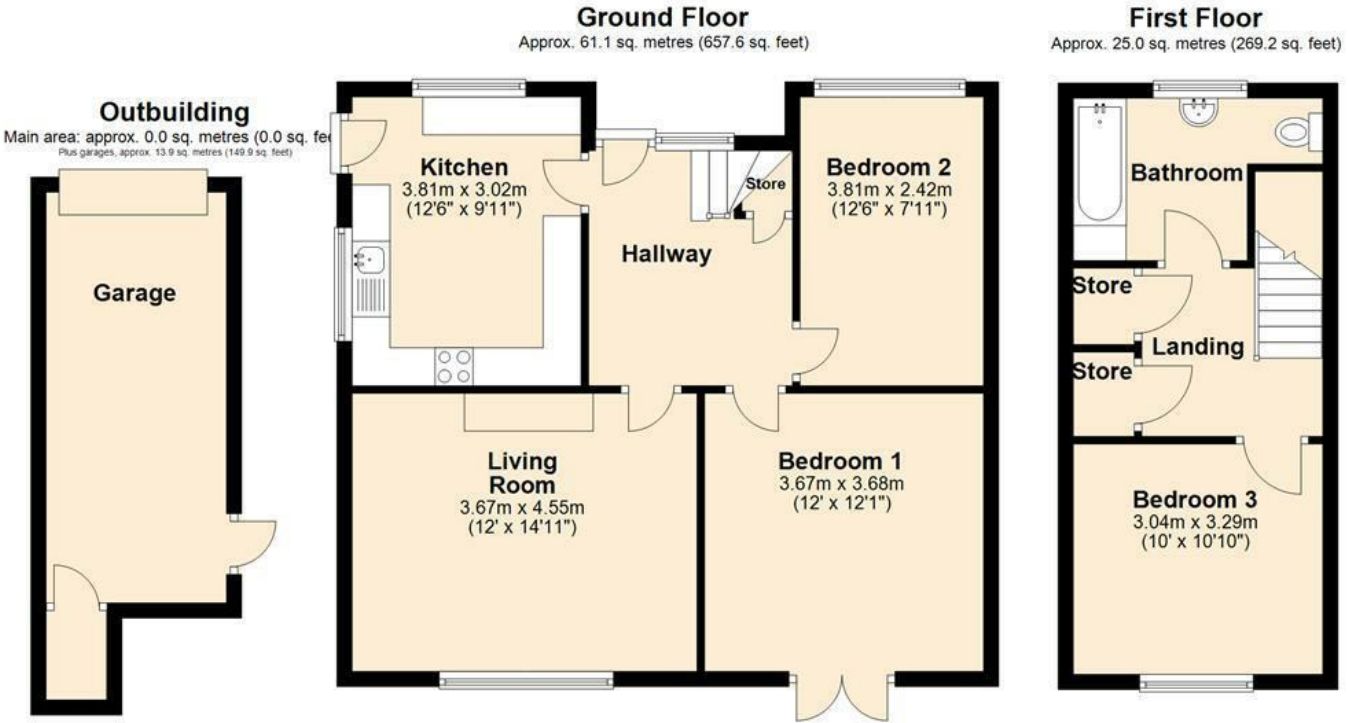
ADDITIONAL INFORMATION

All mains connected. EPC Rating "D". Council Tax band "D"

**** Disclaimer **** The property is being advertised and sold as a freehold because the Vendor is currently purchasing the freehold for the property**



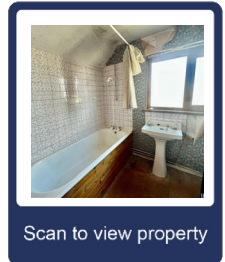
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Main area: Approx. 86.1 sq. metres (926.8 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.9 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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