



1, Sibrwd Y Dail
Pen-Y-Fai, CF31 4GB

Watts
& Morgan



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Pen-Y-Fai, Pen-Y-Fai CF31 4GB

£450,000 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

** GUIDE PRICE £450,000 - £475,000 **

An impressive extended 4 bedroom detached property situated in a sought after location in the village of Pen-Y-Fai. The property is situated within walking distance of local village amenities. Offering great access via Bridgend Town Centre and Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, open-plan lounge/dining room, study, sitting room, open-plan kitchen/sun-room and cloakroom. First floor; main bedroom with dressing area and en-suite shower room, second double bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. Externally enjoying a private driveway to the front with off-road parking for two vehicles and a landscaped west facing rear garden. EPC Rating; 'C'.

Directions

* Bridgend - 2.0 Miles * J36 of the M4 - 3.0 Miles * Cardiff -22.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door leading into the entrance hallway with carpeted flooring and staircase rising to the first floor. There is a large built-in storage cupboard off the hallway and all doors lead off.

To the front of the property is the study. It is a versatile reception room perfect for a home office with tiled flooring and windows to the front.

The ground floor cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin with tiled splash-back and a window to the side. The sitting room is a great sized second reception with carpeted flooring and windows to the front. To the rear is the generous open-plan lounge/dining room with plenty of space for both freestanding living and dining furniture with carpeted flooring, windows over-looking the rear garden and sliding doors opening into the sun-room.

The open-plan kitchen/sun-room has been fitted with a range of coordinating wall and base units and complementary work surfaces over with laminate flooring in the kitchen area and wood effect tech board splash backs. Integrated appliances to remain to include; 4-ring gas hob with a 'Neff' double oven, grill and extractor fan and a 'Bosch' dishwasher. Space is provided for a freestanding fridge/freezer. Space and plumbing is provided for two further appliances. One cupboard houses the gas boiler. The sun-room is a great addition with Active blue glass, tiled flooring with under-floor heating, sliding doors into the lounge/dining room and patio doors opening out onto the rear garden.

The first floor landing offers carpeted flooring, loft hatch with pull-down ladder providing access to the boarded attic space, built-in storage cupboard housing the hot water tank.

The master bedroom is a superb sized bedroom with a bespoke dressing area leading into the bedroom. Features built-in wardrobes with lighting, carpeted flooring and windows over-looking the rear. The en-suite shower room is fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash hand basin with tiled walls, carpeted flooring and a window to the side.

Bedroom two is a second double bedroom with carpeted flooring and windows over-looking the front. Leading into a second en-suite fitted with a 3-piece suite comprising of a separate shower enclosure, WC and wash hand basin with vinyl flooring, tiled walls and a window to the front.

Bedroom three is a third double bedroom with carpeted flooring, bespoke built-in wardrobes and drawers and windows over-looking the front.

Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the rear. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and wash hand basin with carpeted flooring, tiled walls and extractor fan fitted.

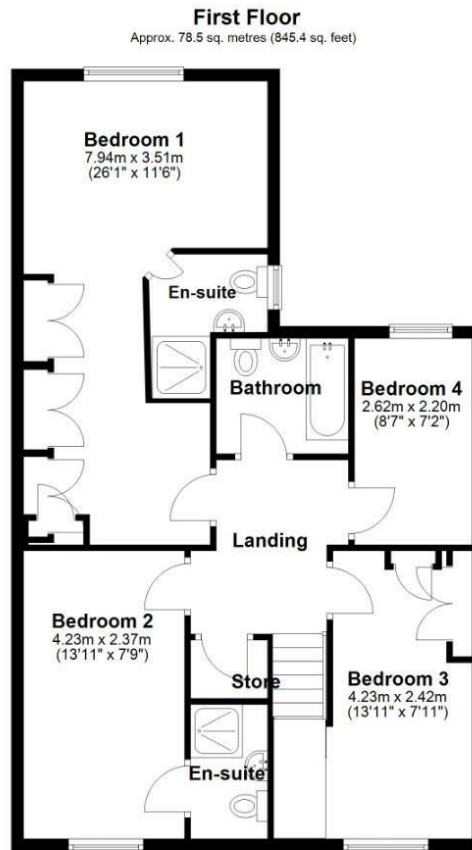
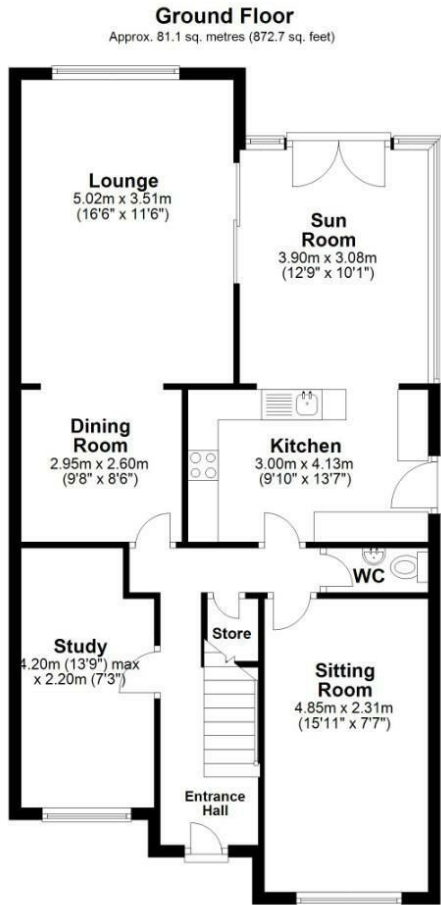
GARDENS AND GROUNDS

Approached off Sibrwd Y Dail, no. 1 benefits from a generous corner plot with a private driveway to the front with off-road parking for 2 vehicles. To the rear of the property is a beautifully landscaped garden set over 2-tiers with a lower patio area whilst steps up to an enclosed lawned section with an abundance of colourful mature shrubs and flowers and outdoor seating area with slate chippings. The garden is enclosed via brick wall and there is side access out to the front via a timber gate. There is plenty of space for storage sheds down the side of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.



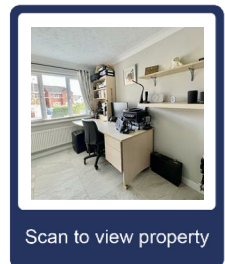


Total area: approx. 159.6 sq. metres (1718.1 sq. feet)

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



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		
	73	81
England & Wales	EU Directive 2002/91/EC	



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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