



Lynmaur 25, Hillcrest  
Pen-y-fai, Bridgend

Watts  
& Morgan



# Lynmaur 25, Hillcrest

Pen-Y-Fai, Bridgend CF31 4NL

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**£350,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

\*\*\*\*GUIDE PRICE £350,000-£375,000\*\*\*\*

A rare opportunity to acquire this deceptively spacious 4 double bedroom detached dormer bungalow with a wonderful generous plot. Situated in the village of Pen-Y-Fai and within walking distance of local amenities and offering great access to Bridgend Town Centre and Junction 36 of the M4. This spacious accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room, WC, two ground floor double bedrooms and a modern shower room. First floor; main bedroom with en-suite shower room and a further double bedroom with a walk-in dressing room. Externally offering a private driveway, double garage and a generous enclosed rear garden. Being sold with no onward chain. EPC Rating; 'D'.

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## Directions

\* Bridgend - 2.2 Miles \* Cardiff - 20.1 Miles \* J36 of the M4 - 1.9 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a PVC front door into an entrance hallway with carpeted flooring and all doors lead off.

The ground floor WC/cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with original wood block parquet flooring and a window to the front.

The main living room is a generous sized L-shaped reception room with carpeted flooring, windows over-looking the front and patio doors opening out to the rear garden. There is a wall-mounted electric fireplace with hearth and surround.

The dining room has been fitted with carpeted flooring, windows over-looking the rear and a feature wood panelled wall.

Leading into the kitchen/breakfast room which has been fitted with a range of coordinating wall and base units complementary work surfaces over with a breakfast bar area, partly tiled walls, carpeted flooring and windows to the rear. Integrated appliances to remain include the eye-level oven and grill, 4-ring hob with extractor fan and a dual bowl stainless steel sink. Space is provided for further appliances and a door provides access out to the outer hallway with a PVC door to the rear garden and a door leading into the garage.

Bedroom two, accessed on the ground floor, is a spacious double bedroom with carpeted flooring, fitted wardrobes and windows to the front.

Bedroom three, potential second sitting room, benefits from carpeted flooring and windows to the rear.

The ground floor shower room is fitted with a 3-piece suite comprising of a walk-in shower enclosure with glass screen, WC and a wash hand basin. With fully tiled walls and flooring and a window to the rear.

The inner hallway has a carpeted staircase up to the first floor with understairs storage. The first floor landing benefits from a large built-in store and doors lead off to bedrooms one and four.

Bedroom one is a superb sized main bedroom with carpeted flooring, windows over-looking the rear garden and built-in wardrobes and storage. Leading into an en-suite shower room which is fitted with a shower, WC and a wash hand basin. With partly tiled walls, carpeted flooring and a window to the rear. There is a large built-in storage cupboard.

Bedroom four is a fourth double bedroom with carpeted flooring and a window to the side with double doors opening into a walk-in dressing room/store or potential study with lights, carpeted flooring and eaves storage.

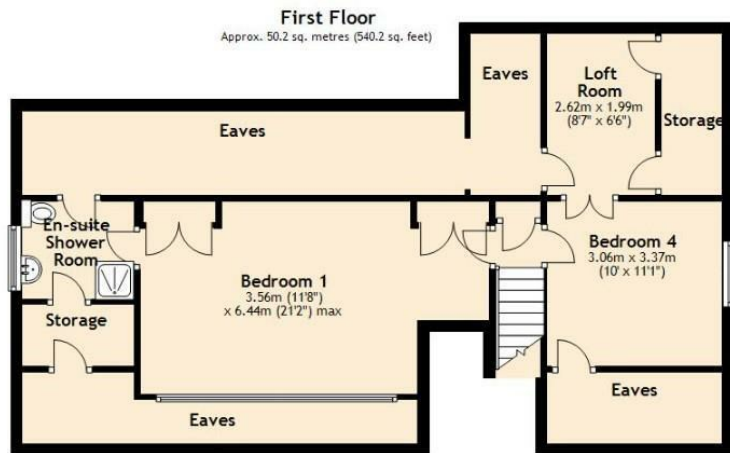
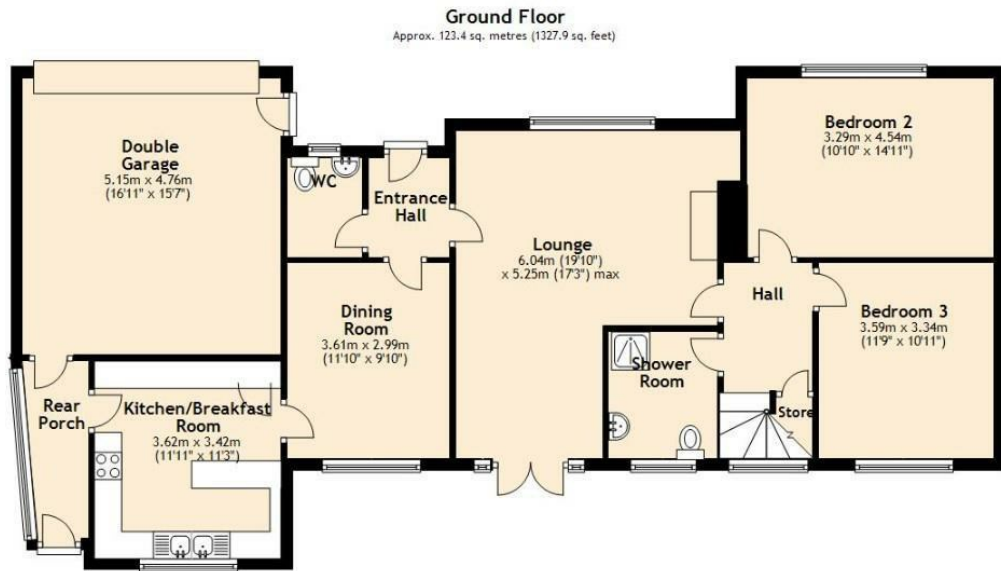
### GARDENS AND GROUNDS

Approached off Hillcrest, Lynmaur benefits from a driveway with off-road parking. The front garden has been landscaped with paved pathway and a range of mature shrubs and flowers. There is a double garage with power supply and manual door, side door and a rear door into the rear porch. To the rear of the property is a substantially large fully enclosed garden with a spacious patio area perfect for outdoor furniture with steps leading down. There are multiple sections laid to lawn with an abundance of colourful shrubs, flowers and tall trees benefiting from a private aspect.

### ADDITIONAL INFORMATION

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



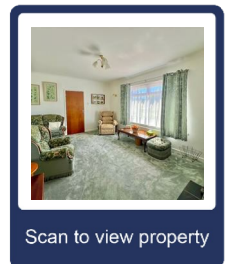


Total area: approx. 173.6 sq. metres (1868.1 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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