



Cae-Felin,  
Bridgend, CF32 9YR

Watts  
& Morgan



# Cae-Felin,

Bryncethin, Bridgend CF32 9YR

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**£355,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are pleased to present to the market this three bedroom spacious detached property located in Bryncethin. Within walking distance to local amenities, reputable schools and Sarn Train Station; close proximity to J36 of the M4 and McArthur Glen Retail Outlet. Accommodation comprises; entrance hallway, sizeable lounge/dining room, kitchen, utility room & WC. First floor landing, master bedroom with en-suite shower room, two further double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway leading into an integral garage and an enclosed rear wrap around garden.

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## Directions

\* Bridgend - 3.6 Miles \* Cardiff - 25.0 Miles \* M4 Junction 36 - 1.3 Miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed door with window adjacent into the welcoming entrance hallway offering carpeted flooring and a carpeted staircase to the first floor landing with under-stairs storage.

The lounge is a fantastic sized reception room offering carpeted flooring, a uPVC bay window to the front elevation and space for free standing furniture.

A large opening leads into the dining room enjoying continuation of carpeted flooring and uPVC French doors provide access out to the rear garden.

The kitchen has been fitted with a range of 'Shaker-Style' wall and base units with vinyl worksurfaces and a co-ordinating breakfast bar with space for high stools. Integral appliances to remain include; double oven and grill, 4-ring gas hob with extractor fan over and fridge. Further features include tiled flooring, tiled splashback and a uPVC window to the rear elevation.

The utility room offers additional wall and base units with a stainless steel sink unit. Space and plumbing has been provided for white goods and for a free standing fridge freezer. Further features include tiled splashback, a uPVC window to the rear elevation and an obscured courtesy door provides access to the side elevation. A courtesy door provides access into the integral garage. A 2-piece WC serves the ground floor.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the front elevation and an airing cupboard housing the combi boiler.

The master Bedroom is a fantastic sized double bedroom offering carpeted flooring, fitted wardrobe space, a uPVC window to the rear elevation leading into a 3-piece En-suite shower room.

Bedroom two is a further good sized double bedroom offering carpeted flooring, fitted wardrobe space and a uPVC window to the front elevation.

Bedroom three is another double bedroom offering carpeted flooring, fitted wardrobe space and a uPVC window to the front elevation.

The bathroom has been fitted with a 4-piece suite comprising; panelled bath with hand held shower over, wash hand basin, WC and bidet. Further features include fully tiled walls, tiled flooring, recessed spotlights, a heated towel rail and an obscured uPVC window to the rear elevation.

### GARDENS & GROUNDS

Cae-felin is approached from the main road on to a private driveway with gated entrance and ample parking leading to integral garage.

To the rear of the rear of the property lies a low maintenance enclosed wrap around garden enjoying a patio area ideal for garden furniture with lawned sections and borders with a variety of mature trees, plants and shrubs.

### SERVICES & TENURE

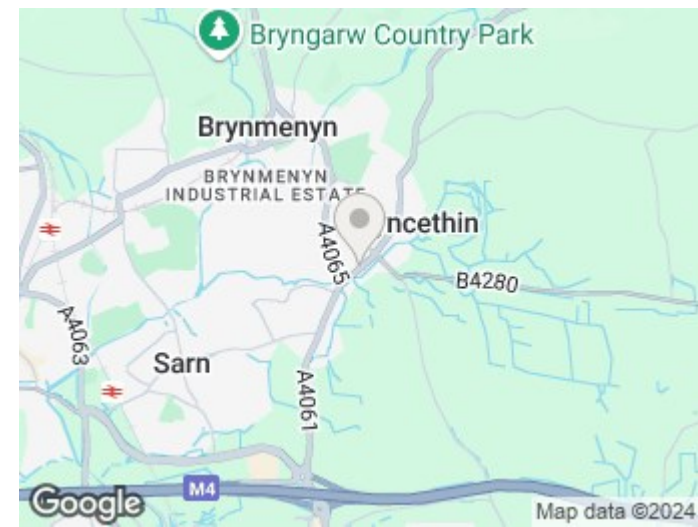
All mains services connected. Freehold. EPC Rating "C" Council tax band "F".



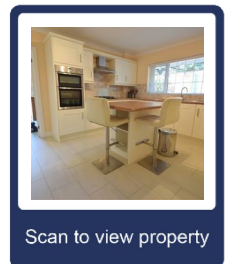
APPROX. 97.8 SQ. METRES (1052.4 SQ. FEET)



TOTAL AREA: APPROX. 169.0 SQ. METRES (1818.8 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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