



25, Heol Ty'n Y Garn
Bridgend, CF31 4NZ

Watts
& Morgan



25, Heol Ty'n Y Garn

Pen-Y-Fai, Bridgend CF31 4NZ

£330,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented four bedroom detached property situated in the sought after village of Pen-Y-Fai. Conveniently located for Junction 36 of the M4, Bridgend Town Centre and McArthur Glen Retail Outlet. Accommodation briefly comprises; entrance porch, spacious lounge, kitchen / dining room, sitting room, downstairs shower room. First floor landing, three bedrooms and a modern family bathroom. Second floor main double room. Externally offering parking for two vehicles and a landscaped south-facing rear garden with summer house.

Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a partially glazed uPVC door leading into the hallway with carpeted flooring and carpeted staircase leading to the first floor landing. The generous sized living room features bay fronted uPVC window to the front elevation, carpeted flooring and central electric feature fireplace. The open plan kitchen dining room has been comprehensively fitted with a range of shaker style wall and base units and wood effect worktops. Integral appliances to remain to include 4-ring electric hob and extractor fan and double integral oven. Plumbing and space has been provided for freestanding fridge freezer and dishwasher. Further features include under cupboard spotlighting, tiled flooring, large utility cupboard housing the 'Baxi' gas combi boiler and plumbing has been provided for multiple appliances. Double doors leading out onto the rear patio area. Space has been provided for dining table and chairs and a partially glazed uPVC door leads out to the side elevation into a private courtyard. The downstairs shower room has been fitted with a 3-piece suite comprising walk-in shower cubicle, wash-hand basin and low level WC. Further features include continuation of tiled flooring and obscured uPVC window to the front elevation. The dining room is a further spacious versatile room featuring laminate flooring, spotlighting and French doors lead out to the rear garden.

The first floor landing features carpeted flooring. Bedroom four is a comfortable single room featuring carpeted flooring and uPVC window to the rear elevation. Bedroom three is a double room featuring carpeted flooring, internal storage cupboard and uPVC window to the rear elevation. Bedroom two is a generously sized double room featuring carpeted flooring, ample space for freestanding furniture and two sets of uPVC windows to the front elevation. The family bathroom has been fitted with a 3-piece suite comprising panelled bath with hand-held overhead shower, wash-hand basin and WC set within vanity unit. Further features include vinyl flooring, partially tiled walls and an obscured uPVC window to the side elevation.

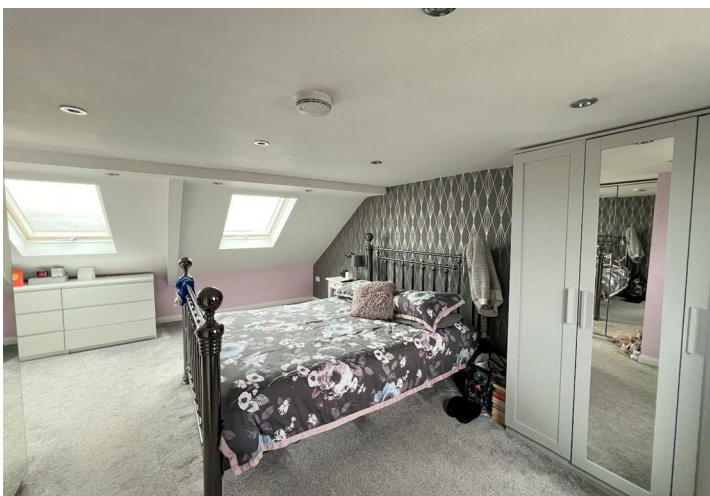
The second floor double bedroom is a spacious main room featuring carpeted flooring, two Velux skylight windows and uPVC window to the rear elevation.

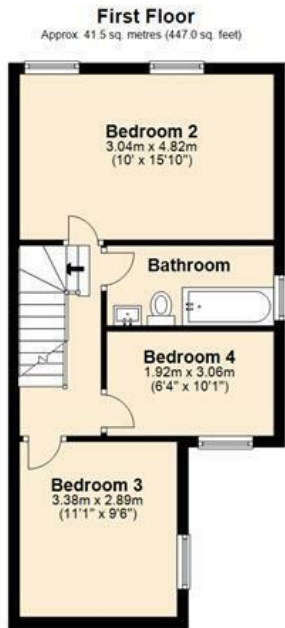
GARDENS AND GROUNDS

No.25 is accessed across Pen-Y-Fai Common onto a concrete driveway which provides off-road parking for 2 vehicles. The enclosed front garden is predominantly laid to chippings and the rear landscaped south-facing garden offers a lawn area with planted borders and a variety of mature shrubbery. A raised patio area provides space for outdoor dining; along with further paved patio areas, a timber storage shed and a wooden summer house.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating E. Council Tax band D.





Total area: approx. 139.6 sq. metres (1502.3 sq. feet)
All measurements are approximate and for display purposes only
Plan produced using PlanUp.
25 Heol Tyn Y Garn, Pen Y Fai



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		
	48	77
England & Wales		
EU Directive 2002/91/EC		



Scan to view 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.



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