



70, Chantal Avenue
Bridgend, CF31 4NW

Watts
& Morgan



70, Chantal Avenue

Pen-Y-Fai, Bridgend CF31 4NW

£225,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A spacious 3/4 semi- detached dormer bungalow in need of modernisation. The property is situated in the sought after village of Pen-Y-Fai within walking distance of local village amenities and offering great access to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; porch, entrance hall, lounge, open-plan kitchen/dining room, WC and ground floor bedroom/sitting room. First floor; double bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. Externally offering a private driveway and rear garden. No onward chain.

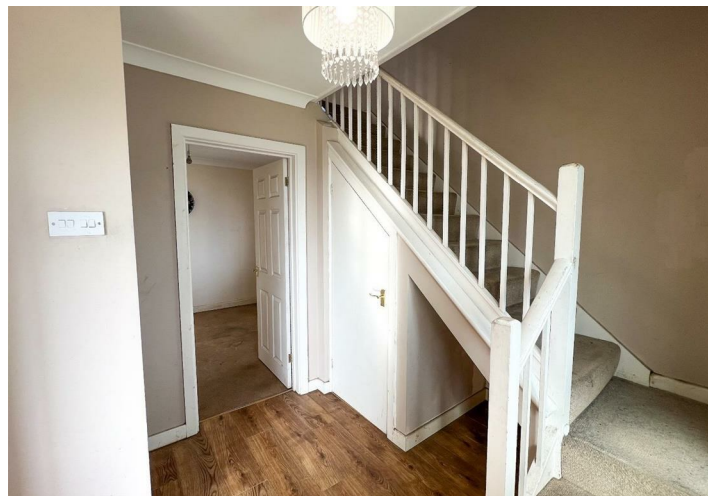
Directions

* 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 through a PVC front door into a porch with tiled flooring, windows overlooking the front and a PVC door into the hallway.

The hallway has laminate flooring, a staircase rising to the first floor and all doors lead off. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wall-mounted wash hand basin with tiling to the walls and tiled flooring. The sitting room/ground floor double bedroom is a versatile room with carpeted flooring and a window to the side. The living room is a spacious light reception room with window over-looking the front, laminate flooring and a central feature electric fireplace.

Leading into the open-plan kitchen/dining room with tiled flooring, patio doors opening out to the rear garden, windows over-looking the rear garden and a further PVC door out to the rear. There is a built-in storage cupboard which houses the 'Glow-Worm' gas combination boiler. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splash-backs. Integrated appliances include; 4-ring gas hob with oven, grill and stainless steel extractor hood. There is a stainless steel sink with drainer and space for further appliances.

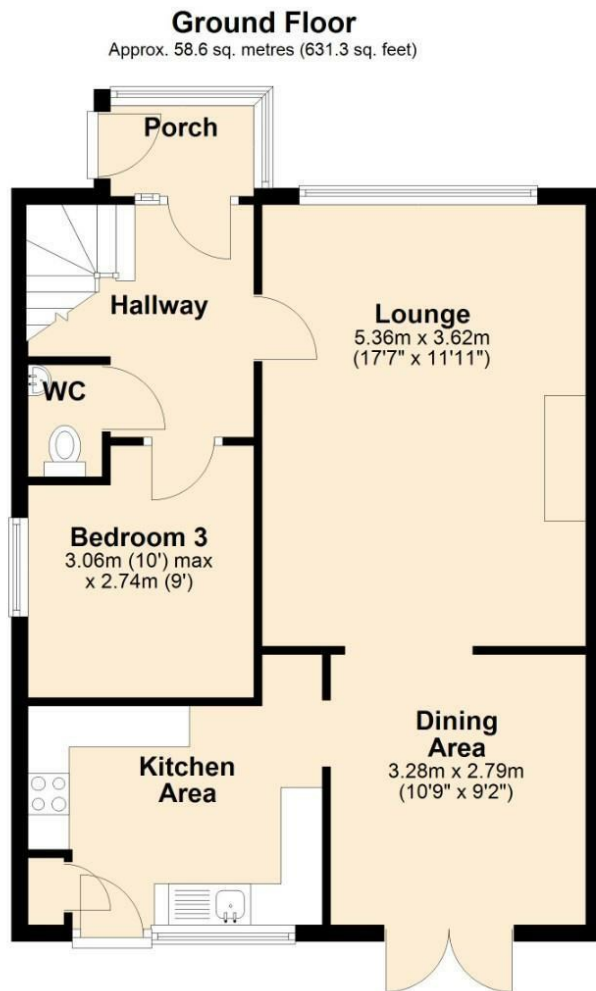
The first floor landing offers carpeted flooring, a window to the side and access to the loft hatch. Bedroom One is a double bedroom with recessed spotlighting, carpeted flooring and a window to the rear and leads into an en-suite shower room. The shower room has been fitted with a double walk-in shower enclosure with panelled walls, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the rear. Bedroom Two is a second double bedroom with carpeted flooring, windows over-looking the front and recessed spotlighting. Bedroom Three/study has carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, tiled flooring, spot-lighting and a window to the rear.

GARDENS AND GROUNDS

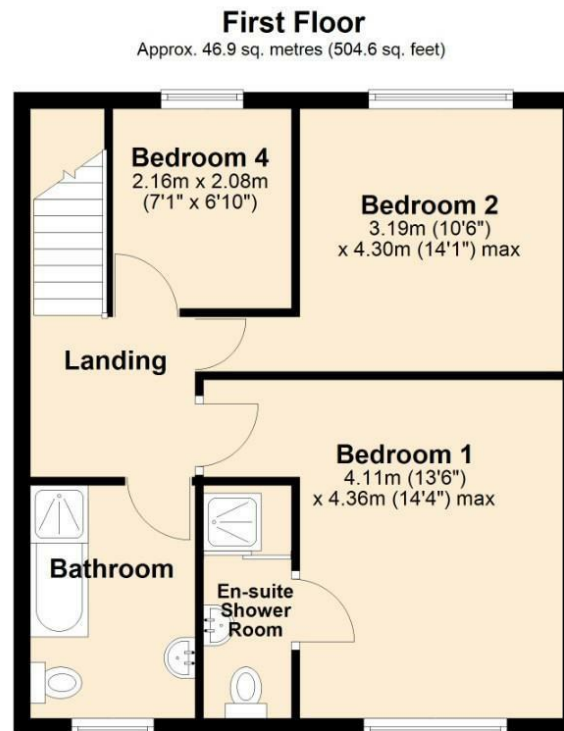
Approached off Chantal Avenue, no. 70 benefits from an elevated position with a private driveway with off-road parking for 2 vehicles and a front lawned garden. To the rear is an enclosed garden laid with patio and an outdoor storage shed. There is a timber gate providing access around to the front.

ADDITIONAL INFORMATION

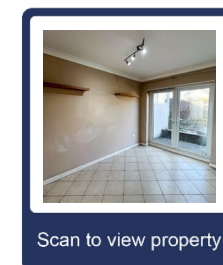
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'D'.



Total area: approx. 105.5 sq. metres (1135.9 sq. feet)



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



Scan to view property

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