



14, Heol Eglwys
Bridgend, CF31 4LY

Watts
& Morgan



14, Heol Eglwys

Pen-Y-Fai, Bridgend CF31 4LY

£200,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented & deceptively spacious end of row cottage situated in the desirable village of Pen-Y-Fai & with the added advantage of off-road parking. Located within walking distance of local village amenities. Offering great access via Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, kitchen/breakfast room and study. First floor; 2 good sized bedrooms and a modern shower room. Second floor; versatile loft room. Externally enjoying parking to the rear, a single garage and a landscaped enclosed garden. EPC Rating; 'D'.

Directions

* Bridgend Town Centre - 2.0 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 1.9 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a solid wood door into the entrance hallway with slate tiled flooring, built-in storage and a central half turn staircase up to the first floor. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over. With tiled flooring, tiled splash-backs and windows to the front. There is plenty of space for a freestanding breakfast table. Appliances to remain include; 4-ring gas hob with oven, grill and extractor fan. Space is provided for a dishwasher, washing machine and fridge/freezer. The kitchen also houses the 8 year old gas boiler. The main living room is a spacious reception room with laminate flooring, a central feature wood burner set on a slate hearth with tiled surround and double doors opening out onto the rear garden. The study is a great sized second reception room with windows to the front and laminate flooring.

The first floor landing offers carpeted flooring and all doors lead off. A door provides access to a ladder staircase up to the loft room.

Bedroom one, to the front of the property, is a spacious double bedroom with carpeted flooring, windows overlooking the front and built-in wardrobes.

Bedroom two is a great sized second double bedroom offering laminate flooring and windows overlooking the rear.

The shower room has been recently modernised with a 3-piece suite featuring a walk-in shower with glass screen and a WC with a wash hand basin inset. with fully tiles walls and flooring and a window to the side.

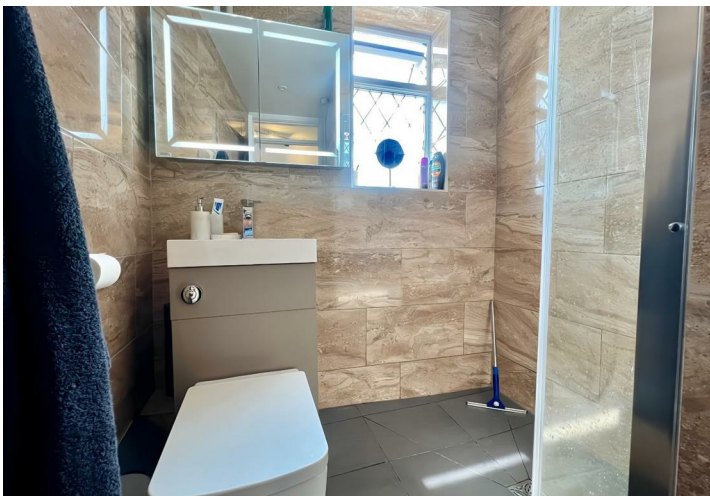
The second floor loft room is versatile room with a uPVC tilt and turn window to side elevation and extensive views over and across Bridgend and the Vale of Glamorgan. Storage to eaves and carpeted flooring.

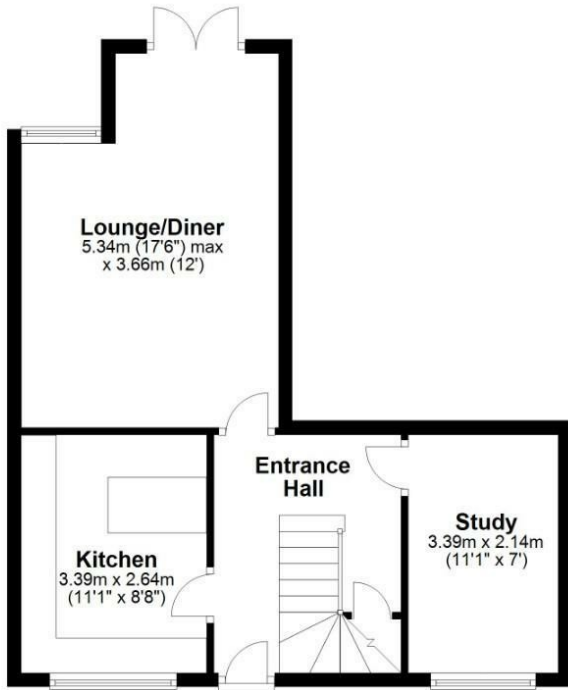
GARDENS AND GROUNDS

Number 14 Heol Eglwys is approached off the road on to a single track shared driveway leading to an allocated parking space with single garage beyond. The garage has a manual up and over door. Access to the rear garden is gained via a pedestrian timber gate. The south facing garden is surrounded by high rise rendered walls and has been landscaped with a patio area perfect for outdoor furniture, the remainder is laid with artificial turf. There is a bespoke built log store.

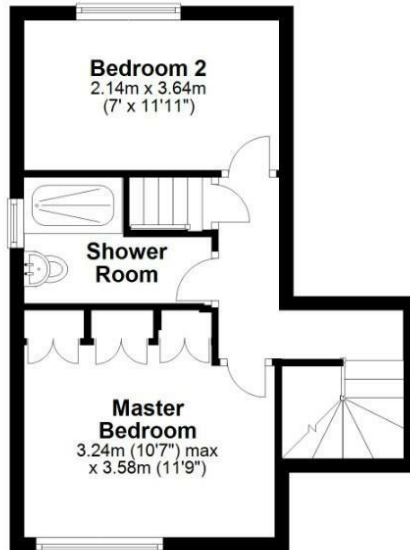
ADDITIONAL INFORMATION

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





Ground Floor
Approx. 44.1 sq. metres (475.1 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.6 sq. feet)



Second Floor
Approx. 15.2 sq. metres (164.1 sq. feet)

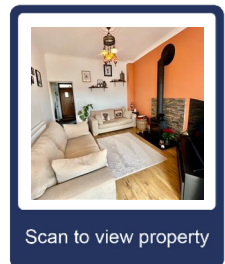
Total area: approx. 90.7 sq. metres (975.9 sq. feet)

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

14 Heol Eglwys, Pen-Y-Fai



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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