



Willow Cottage, 45, Heol Ty'n Y Garn
Bridgend, CF31 4PA

Watts
& Morgan



Willow Cottage, 45, Heol Ty'n Y Garn

Pen-Y-Fai, Bridgend CF31 4PA

£320,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A renovated 3 bedroom semi-detached cottage situated in a sought after location in the village of Pen-Y-Fai overlooking the green. This property has been extended to offer open-plan living and is being sold with no ongoing chain. The village of Pen-Y-Fai offers local village shops, public houses and schools and is conveniently located with access to Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hallway, open-plan lounge/dining room and open-plan kitchen/family. First floor; 3 good sized bedrooms and a 4-piece bathroom. Externally offering off-road parking to the front and a landscaped rear garden. EPC Rating; 'C'.

Directions

* Bridgend Town Centre - 1.8 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 1.2 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance porch with a partly glazed internal door into the hallway. The hallway has carpeted flooring and a staircase leading up to the first floor. The open-plan lounge/dining room, to the front of the property, is a great sized reception room with carpeted flooring, built-in shelving and storage cupboards and windows over-looking the front with views over the green. There is an original cast iron fireplace with hearth and surround and a generous downstairs storage cupboard.

To the rear is the open-plan kitchen/family room with lantern ceiling, recessed spotlighting and patio doors opening out onto a south facing rear. There is a further window to the rear and tiled flooring throughout. The kitchen has been fitted with a range of shaker style wall and base units with complementary work surfaces over with brass finishings and coordinating splash-backs. Integrated appliances include; "Lamona" washing machine, dishwasher, 5-ring induction hob with extractor fan over, microwave, oven/grill and a freestanding American style fridge/freezer. There is ample space for both lounge and dining furniture.

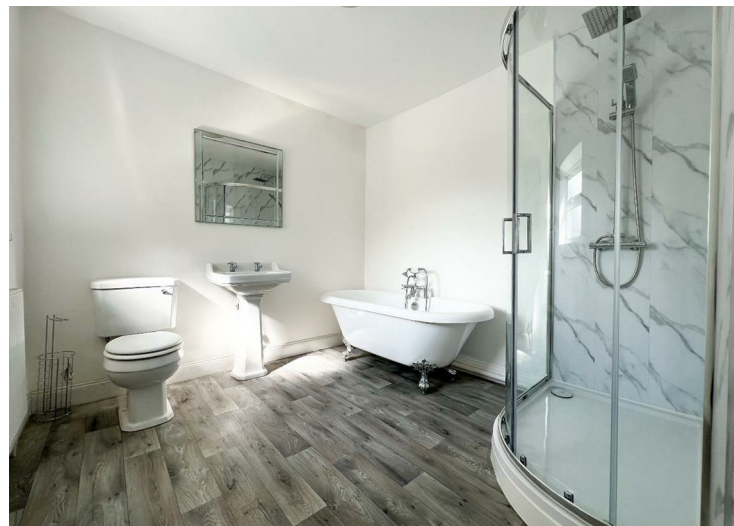
The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom to the rear with carpeted flooring, recessed spotlighting and a window over-looking the rear garden. Bedroom Two is a second double bedroom with carpeted flooring and a window to the front over-looking the green and the play area. The third bedroom is a comfortable single room with carpeted flooring and a window to the front. The family bathroom is fitted with a modern 4-piece suite comprising of a freestanding double ended bathtub, a double shower enclosure with rainfall head, pedestal wash hand basin and a WC. With vinyl flooring, panelling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Heol Ty'n Y Garn, Willow Cottage is set back overlooking the green. The property benefits from off-road parking to the front and a gate iron gate opens into a front enclosed garden predominantly laid to lawn with a path leading up to the front door. To the rear of the property is an enclosed south-facing garden with a raised patio area perfect for outdoor furniture. There is a greenhouse and a large outdoor storage shed. The remainder is laid to lawn enclosed via timber fencing.

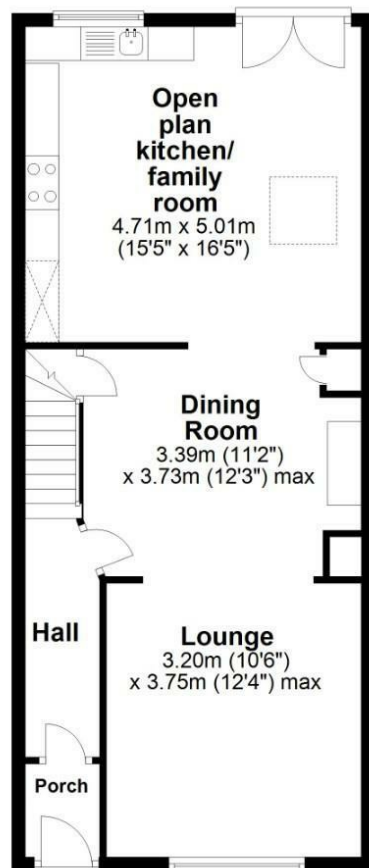
ADDITIONAL INFORMATION

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



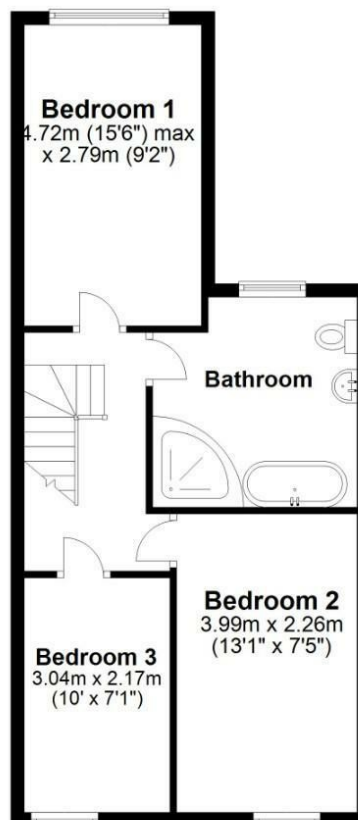
Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)




First Floor

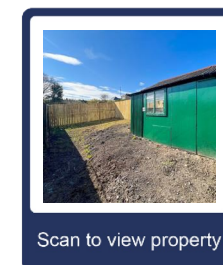
Approx. 46.9 sq. metres (504.6 sq. feet)

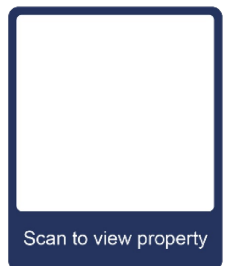


Total area: approx. 105.4 sq. metres (1134.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	88
(81-91) B		
(69-80) C		
(55-68) D		
(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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