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2021
WALES
SALES
GOLD WINNER

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44 Ysbryd-Y-Coed, Pen-y-Fai, Bridgend, Bridgend County. CF31 4GF



£475,000

Main Features

- Well presented 4 double bed detached home
- Double garage & 4 car driveway
- Gable style conservatory to rear garden
- Modern open plan kitchen / dining layout
- Contemporary fitted bathroom
- Fitted wardrobes and ensuite shower room to bedroom 1
- uPVC double glazed & gas central heating
- Desirable village location. Convenient for local school, pub/ restaurant and church
- 2 miles from the M4 & Bridgend Town Centre
- Council Tax Band: F. EPC: D

General Information

WELL PRESENTED, FOUR DOUBLE BEDROOM DETACHED HOME WITH 10 FEET HIGH PITCH GABLE STYLE CONSERVATORY. DOUBLE DETACHED GARAGE, OPEN PLAN KITCHEN / DINING ROOM, FOUR CAR DOUBLE WIDTH DRIVEWAY. OPEN REAR ASPECT & MORE!!

A family home in a highly desirable location within the village of Penyfai. Convenient for local amenities, pub restaurant, church, schools and filling station. Two miles from Bridgend Town Centre and the M4 at Jct 36 along with major retail outlets at Mc Arthur Glenn.

The accommodation is of decent proportion and is well maintained. Comprising ground floor. Hallway. Cloakroom. Lounge. Study. Full width open plan fitted kitchen / dining room with cooking range. Breakfast bar and French door to Gable style conservatory. Utility room. First floor landing. Contemporary fitted family bathroom. 4 bedrooms, contemporary fitted en-suite and wardrobes to main bedroom.

Flat gardens to front and rear. Mature and private rear aspect. Double garage and four car driveway.

This home benefits from uPVC double glazing. Gas central heating. Fitted flooring and blinds are to remain. Viewing is highly recommended.

Mortgage Advice

For personal mortgage advice contact our whole of market Financial Adviser Clive Williams on 0330 056 3555 option 1, option 1.

GROUND FLOOR

Entrance Hall

Double glazed front door. Ceramic tiled floor. Carpeted and spindled staircase to first floor. Under stairs storage cupboard. Wall mounted gas central heating thermostat. Mains powered smoke alarm. Radiator. Plastered walls. Textured and coved ceiling. White panelled door to living room.

Cloakroom/w.c

(5' 4" x 2' 8") or (1.62m x 0.82m)

uPVC double glazed window to front. Two piece suite in White comprising close coupled w.c and wash hand basin. Part tiled walls. Ceramic tiled floor. Radiator. Plastered walls. Textured and coved ceiling. Radiator.

Lounge

(15' 11" x 11' 6") or (4.85m x 3.51m)

uPVC double glazed window to front. Vertical blinds. Remote control wall mounted pebble effect electric fire. Wired for wall mounted T.V. Fitted carpet. Plastered walls. Coved and textured ceiling. Papered feature wall.

Study

(11' 9" x 8' 6") or (3.58m x 2.58m)

uPVC double glazed bay window with vertical blinds to front. Radiator. Fitted carpet. Telephone and Internet points.

Kitchen / Dining Room

(27' 6" x 10' 5" x 9' 0") or (8.39m x 3.17m x 2.74m)

Open plan themed room connecting to Gable style conservatory and garden. Two uPVC double glazed window and French door to rear. A range of fitted base units with breakfast bar finished with Beech effect doors and brushed steel handles. Granite effect work tops with up stands. 1 1/2 bowl stainless steel sink unit with mixer taps. Multi fuel cooking range having 2 electric ovens, grill, pan store and 8 ring gas hob. Chimney style extractor hood. Tiled splash backs. Plumbed for dishwasher. Recess for fridge / freezer. Tiled floor. Radiator. Plastered walls. Coved and textured ceiling. Inset ceiling spotlights to kitchen and pendulum fitting to dining area. Wired for wall mounted TV.

Conservatory

(16' 7" x 11' 0") or (5.05m x 3.35m)

Gable style conservatory. 10 feet high pitch polycarbonate roof. uPVC double glazed window and French doors to rear garden. Brick base. Radiator. 3 slim line wall mounted electric heater. Laminate flooring. Built in slatted shoe and boot cupboard. Electric power sockets.

Utility Room

(9' 1" x 5' 0") or (2.76m x 1.53m)

Double glazed door to side. Fitted wall and base units finished with Beech effect doors and brushed steel handles. Stainless steel sink unit. Tiled splash backs. Plumbed for washing machine. Recess and vent for tumble dryer. Radiator. Tiled floor. Wall mounted gas central heating boiler. Radiator. Door to store cupboard. Extractor fan. Plastered walls. Textured ceiling.

FIRST FLOOR

Landing

Airing cupboard. Balustrade and spindled. Fitted carpet. Loft access with loft ladder to boarded attic space with light. Mains powered smoke alarm. Radiator. White panelled doors to bedrooms and

Family Bathroom

(7' 5" x 5' 5") or (2.26m x 1.64m)

Contemporary fitted three piece suite in White comprising w.c with enclosed cistern and push button flush. Semi pedestal hand basin with monobloc tap. Panelled bath with lever mixer tap and over head electric shower with glass screen. Fully tiled walls and floor. Chrome heated towel rail. Plastered ceiling with inset spotlights. Floor level LED mood lighting.

Main Bedroom 1

(13' 2" x 12' 7") or (4.02m x 3.83m)

uPVC double glazed window to front. Vertical blinds. Fitted bedroom suite comprising two double and one single wardrobe. Chest of draws and bedside cabinets to remain. Further fitted double wardrobe. Plastered walls. Textured ceiling. T. V point. Telephone point. White panelled door to

En-Suite Double Shower Room

(6' 8" x 5' 6") or (2.04m x 1.67m)

uPVC double glazed window to front with Venetian blind. Fitted contemporary three piece suite in White comprising w.c with enclosed cistern and push button flush. Hand basin with monobloc tap set in vanity unit. Double shower cubicle with rainstorm shower head and hair wash spray. Fully tiled walls and floor. Plastered ceiling with inset spotlights. Extractor fan / spotlight. Chrome heated towel rail.

Bedroom 2

(14' 2" x 8' 9") or (4.32m x 2.66m)

uPVC double glazed window to front. Vertical blind. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

Bedroom 3

(11' 8" x 9' 7" x 7' 7") or (3.56m x 2.92m x 2.32m)

uPVC double glazed window to rear. Radiator. Laminate flooring. Plastered walls. Textured ceiling.

Bedroom 4

(10' 8" x 9' 9" x 5' 6") or (3.25m x 2.98m x 1.68m)
uPVC double glazed window to rear with vertical blind. Radiator. Laminate flooring. Plastered walls. Textured ceiling.

EXTERIOR

Front Garden

Open plan flat gardens laid to lawn. Paved pathway. Courtesy light and over porch to front door. Ornamental shrubs. Paved side pathway to side entrance door. External meter boxes. Side driveway for approximately 4 cars. Ideal for caravans, boats, campers etc. Gate access and fence to rear garden.

Detached Double Garage

(17' 4" x 16' 8") or (5.28m x 5.07m)
Two individual up and over doors. Brick built with tiled and pitched roof with loft storage. Electric light and power point.

Rear Garden

Landscaped and flat private garden laid to lawn and paved patio. Raised planting areas. Water tap. Garden storage area to side of main dwelling. Ornamental shrubs.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding F

Current heating type Gas

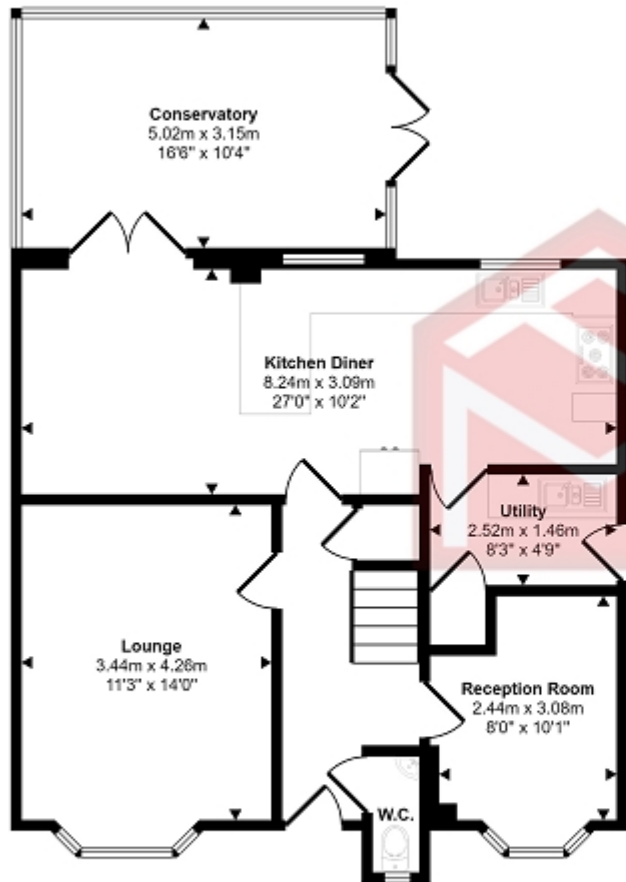
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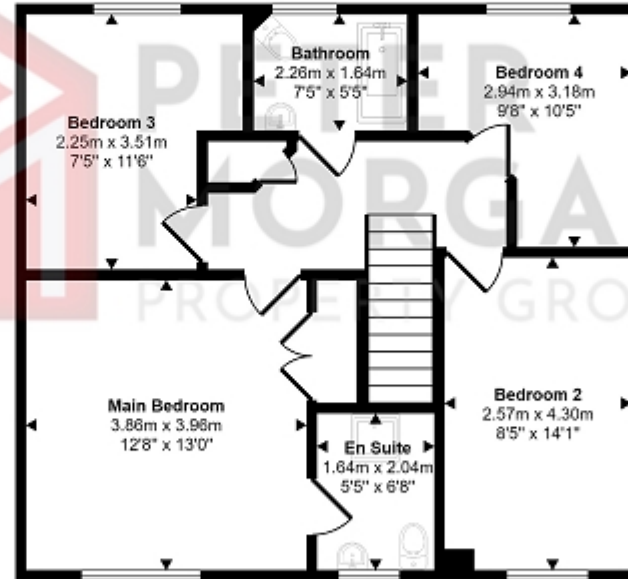




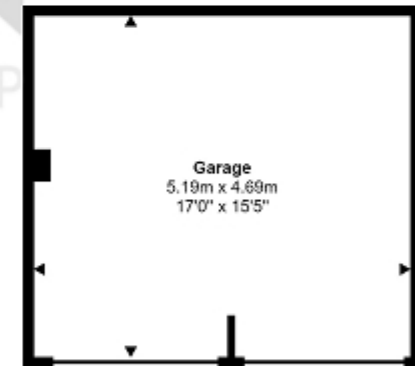
Approx Gross Internal Area
168 sq m / 1817 sq ft



Ground Floor
Approx 81 sq m / 875 sq ft




First Floor
Approx 63 sq m / 681 sq ft



Garage
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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