



Tegfan Heol Pen-y-fai, Pen-Y-Fai, Bridgend
County. CF31 4LS

£575,000

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FANTASTIC PLOT available in Pen-y-Fai with a four double bedroom detached bungalow comprising entrance hall, kitchen / breakfast room, utility, lounge / diner, wc, four double bedrooms, family bathroom and single garage. LARGE REAR GARDEN. NO ONWARD CHAIN.

£575,000 - Freehold

- Detached bungalow on 0.6 acre plot
- Four double bedrooms
- South facing generous rear garden
- Upgraded throughout
- Single garage and ample off road parking
- NO ONWARD CHAIN/ EPC - D, Council tax band - G



DESCRIPTION

Introducing this recently upgraded detached bungalow occupying a plot of 0.6 acres in the sought after village of Pen-y-Fai.

The property benefits from a modern fitted kitchen and bathroom as well offering an extensive south facing rear garden and off road parking to the front.

Key Features;

FOUR double bedrooms
0.6 acre plot with south facing rear
modern fitted kitchen, bathroom and en-suite
Single garage and generous frontage
Close to Pen-y-Fai primary school, church and The Pheasant public house
SOLD WITH NO ONWARD CHAIN

ENTRANCE

Via PVCu front door with side PVCu floor to ceiling panels into the entrance hallway with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Doors to the wc, kitchen, lounge and inner hallway.

DOWNSTAIRS W.C.

PVCu frosted glazed window to the front, emulsioned ceiling and walls, recessed LED spot lights, radiator, skirting and ceramic tiles to the floor. Two piece suite in white comprising WC and wash hand basin with mixer tap.

KITCHEN/BREAKFAST ROOM (19' 4" max x 13' 5" max) or (5.90m max x 4.10m max)

Overlooking the front of the property via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, two PVCu double glazed windows overlooking the side, skirting and a porcelain tiled floor. A range of low level and wall mounted kitchen units in a shaker style Fir green with a complementary roll top work surface and splash back plinth. Integrated appliances to include electric oven, microwave, dishwasher, four ring gas hob with overhead extractor hood and glass splash back. Space for American style fridge/freezer. Inset one and a half basin sink with swan neck tap and drainer. Ample space for breakfast table and chairs. Door through to utility and also into small lobby giving access to the front and to the garage.

UTILITY

Frosted glazed window to the front, emulsioned ceiling with recessed LED spot light, emulsioned walls, skirting and porcelain tiled floor. Wall mounted Baxi gas fired combination boiler. Plumbing for automatic washing machine.



OPEN PLAN LOUNGE/DINER (28' 10" x 14' 1") or (8.80m x 4.30m)

Overlooking the rear garden via PVCu double glazed window and PVCu double glazed sliding patio doors with side glazed panels. Finished with emulsioned ceiling, matching spot lights, emulsioned walls, skirting and ceramic tiled flooring. Feature fireplace with a brick chimney breast, original stone hearth and wood burning stove (not currently installed).

BEDROOM 4 (13' 7" x 9' 4") or (4.15m x 2.85m)

Overlooking the rear garden via PVCu double glazed sliding patio doors and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

INNER HALLWAY

Access to loft storage, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiled floor. Fitted storage cupboard. Fully glazed PVCu door leading out to the rear garden.

FAMILY BATHROOM

PVCu frosted glazed window overlooking the front and finished with emulsioned ceiling with recessed LED spot lights, wall mounted extractor, emulsioned walls with half height wooden tongue and groove panelled walls, skirting and porcelain tiled floor. Four piece suite comprising WC, countertop wash hand basin with mixer tap and solid oak base, freestanding slipper bath with mixer tap and a large walk in shower with a hand attachment, rainwater head and recessed shelving with feature spot lighting.

BEDROOM 1 (13' 1" x 14' 1") or (4.00m x 4.30m)

Dual aspect natural light via PVCu double glazed windows to the rear and to the side and finished with emulsioned ceiling, central light fitting, bedside lights, emulsioned walls, skirting and fitted carpet. Two double fitted wardrobes.

BEDROOM 2 (11' 11" max x 9' 6" max) or (3.62m max x 2.90m max)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

BEDROOM 3 (9' 6" x 11' 10") or (2.90m x 3.60m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

OUTSIDE

Enclosed seating area laid to chipped slate and a large South facing rear garden enclosed with close board fence, mature trees and shrubs, laid to lawn with children's play area to remain. Side gated access to the front of the property.

Enclosed front garden laid to lawn with two driveways laid to decorative stone, enclosed via mature hedging.


SINGLE GARAGE

Power and lighting and up and over door. Side frosted glazed door.

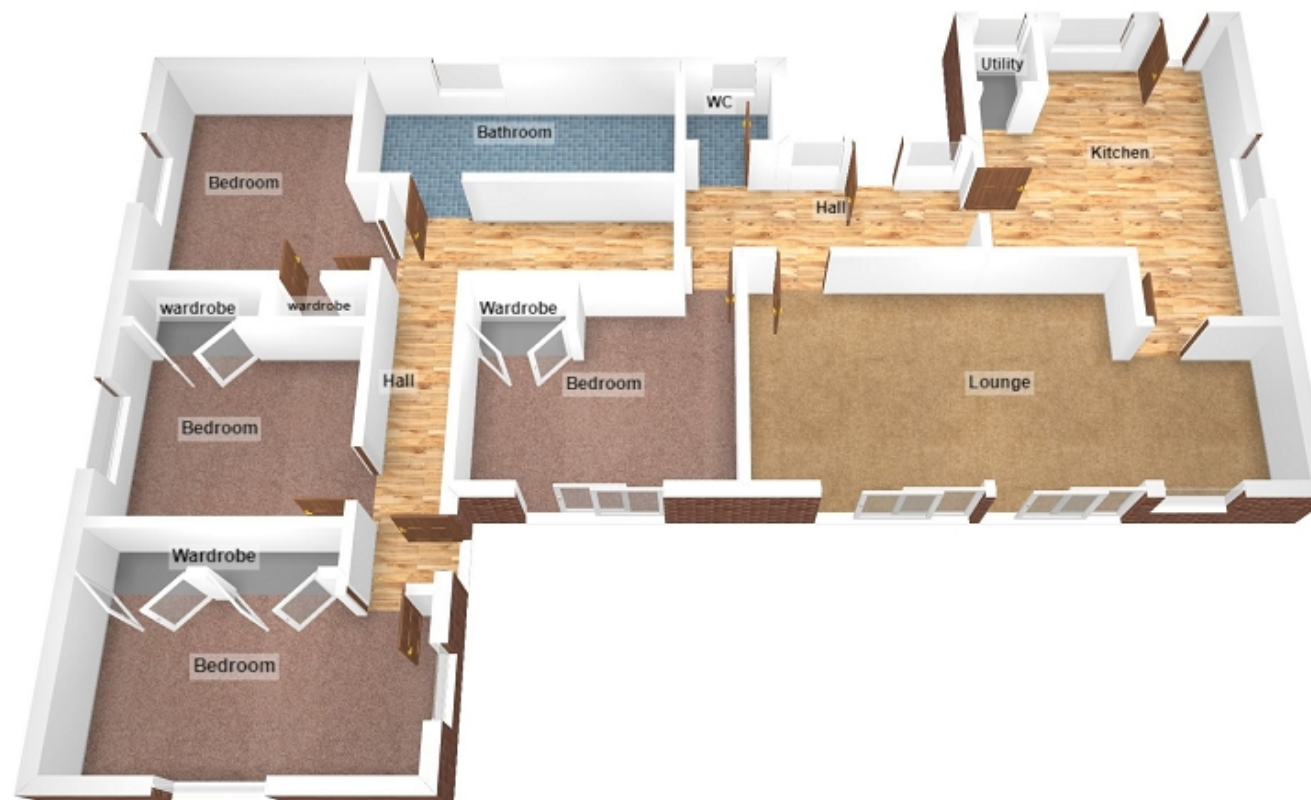


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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