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Heol Eglwys, Pen-y-fai, Bridgend County.  
CF31 4LY

£369,950

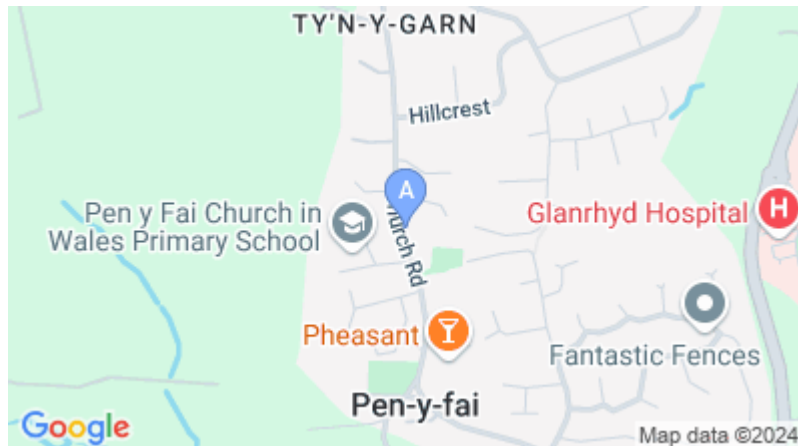


# Heol Eglwys, Pen-y-fai, Bridgend County. CF31 4LY

FOUR bedroom semi detached house which is beautifully presented throughout. The property comprises , kitchen/diner/family room, study, 2nd reception room, utility / downstairs w.c. enclosed rear garden and OFF ROAD PARKING. MUST BE VIEWED.

**£369,950 - Freehold**

- Four bedroom semi detached house
- Immaculately presented throughout
- Large kitchen/diner/family room to the rear
- Sought after village location - Pen Y Fai
- Driveway parking for three cars, EPC-D, Council tax band - D
- Beautifully landscaped rear garden/ Off road parking



## DESCRIPTION

Introducing a property with the WOW factor in the sought after village of Pen-y-fai. The property has been extended and benefits from a large kitchen/diner/family room to the rear with sliding patio doors taking full advantage of the large rear garden, two reception rooms, downstairs w.c. utility room, four bedrooms and family bathroom, enclosed rear garden and off road parking. Internal viewing is highly recommended to appreciate all that this beautiful property has to offer.

Pen Y Fai is a sought after village close to Bridgend and has a church, primary school, popular family public house 'The Pheasant' and Court Colman Hotel. The M4 at Junction 36 is within a 5 minute drive as well as the retail facilities at McArthur Glen retail village.

### Key Features

FREEHOLD

3 DOUBLE bedrooms plus a single

Fabulous open plan kitchen / dining / living room to the rear

Overlooking green area to the front

Convenient for local bus route, mainline train station and M4

## ENTRANCE

Via modern composite part glazed door into the entrance hall.

### ENTRANCE HALL (15' 1" x 5' 7") or (4.59m x 1.71m)

The entrance widens to 3.75m. Emulsioned ceiling with inset spot lights, smoke detector, emulsioned walls with feature panelling, radiator, PVCu double glazed window overlooking the side of the door with fitted French shutters and wood effect laminate flooring. Staircase leading to the first floor with fitted carpet and open balustrade. Under stair storage cupboard.

### UTILITY AREA/W.C. (7' 6" x 5' 6") or (2.28m x 1.67m)

Emulsioned ceiling with modern down light, extractor fan, emulsioned walls, consumer unit and PVCu double glazed window to side aspect. Wall mounted Baxi combination gas boiler. A range of wall and base units with complementary work top, space for freestanding washing machine and stacking tumble dryer. Continuation of the wood effect laminate flooring.

WC and wash hand basin.

### STUDY / STORE (7' 6" x 4' 5") or (2.29m x 1.34m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to side aspect, radiator and fitted carpet.

### RECEPTION 2 (10' 8" x 9' 4") or (3.24m x 2.84m)

Emulsioned ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect with fitted French shutters, radiator and fitted carpet.



## KITCHEN/FAMILY ROOM/DINING ROOM (26' 11" x 19' 0") or (8.20m x 5.79m)

A room with the wow factor overlooking the beautifully landscaped rear garden taking full advantage of the large patio area. Finished with emulsions ceiling, centre light to the family room leading to the kitchen/diner with modern down lights set within the recessed ceiling benefiting from LED lighting to plinth, smoke detector, two radiators, emulsions walls and wood effect laminate flooring. Large breakfast bar with seating for 4 to 6 people. Fully glazed wall taking advantage of the garden views. Two large PVCu sliding patio doors with large glazed side panels. The kitchen benefits from a range of wall and base units in matt charcoal with soft close drawers and cupboards. Integrated appliances to include; fridge/freezer, electric double oven, dishwasher, 5 ring gas hob with glass splash back, stainless steel and glass cooker hood over. Media wall to the family area with inset for a Plasma TV, electric inset wall fire, acoustic wood feature panelling.

## FIRST FLOOR LANDING

Via stairs with fitted carpet, emulsions ceiling with modern down light, smoke detector, access into attic, emulsions walls and fitted carpet. PVCu double glazed window to side aspect.

## MASTER BEDROOM (11' 6" x 11' 0") or (3.51m x 3.35m)

Overlooking the rear garden a vaulted ceiling offers a spacious, light and airy feel. Finished with skimmed emulsions ceiling, centre pendant light, emulsions walls with feature wall panelling, PVCu double glazed window to rear aspect, radiator and wood effect laminate flooring.

## BEDROOM 2 (12' 5" x 10' 9") or (3.79m x 3.27m)

Emulsions ceiling with centre light, emulsions walls, wood effect laminate flooring and PVCu double glazed window to front aspect overlooking the green in the centre of Pen-y-fai with French shutters.

## BEDROOM 3 (10' 8" x 9' 6") or (3.26m x 2.89m)

Emulsions ceiling with centre light, emulsions walls, PVCu double glazed window to rear aspect, radiator and wood effect laminate flooring.

## BEDROOM 4 (7' 4" x 7' 4") or (2.23m x 2.23m)

Currently used as a dressing room. Emulsions ceiling with centre light, emulsions walls, PVCu double glazed window to side aspect, radiator and wood effect laminate flooring.

## FAMILY BATHROOM (10' 8" x 7' 10") or (3.26m x 2.39m)

Emulsions ceiling with modern down lights, two PVCu double glazed windows one to front with fitted French shutters and one to side aspect and part tiled/part emulsions walls. A modern three piece suite comprising low level w.c. wash hand basin with mixer tap set within vanity unit, P-shaped bath with mixer tap and mains fed shower over with glass shower screen. Chrome wall mounted heated towel rail and ceramic tiled flooring.



## OUTSIDE

Larger than average rear garden bounded partially by rendered wall and natural hedging, laid to lawn with large patio area ideal for garden furniture and entertaining. Steps lead up to the lawned area divided by low level fencing and gate, further patio area to catch the evening sun, four power points and wall lights illuminate the rear of the property.

Access to the side via path. The garden is approximately over 100ft long and the patio area measures approximately 7.7m wide x 4.7 long.

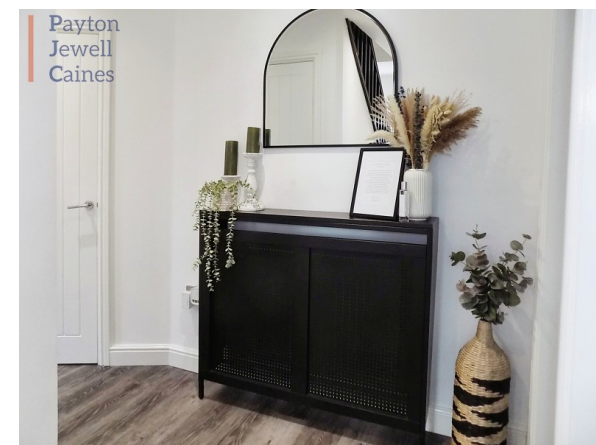
The front of the property is bound by brick walling, large driveway with block paviour which offers parking for three vehicles. Path leads to the rear of the property, there is an outside tap to the side aspect. Outside lighting to front and side aspects.

## NOTE

We have been advised the property is freehold, however the title deeds have not been inspected.


## DIRECTIONS

From Bridgend town take Tondu Road, turn left at the lights onto Heol-Pen-y-fai, follow the road around onto Heol Eglwys and the property can be found on your right hand side.

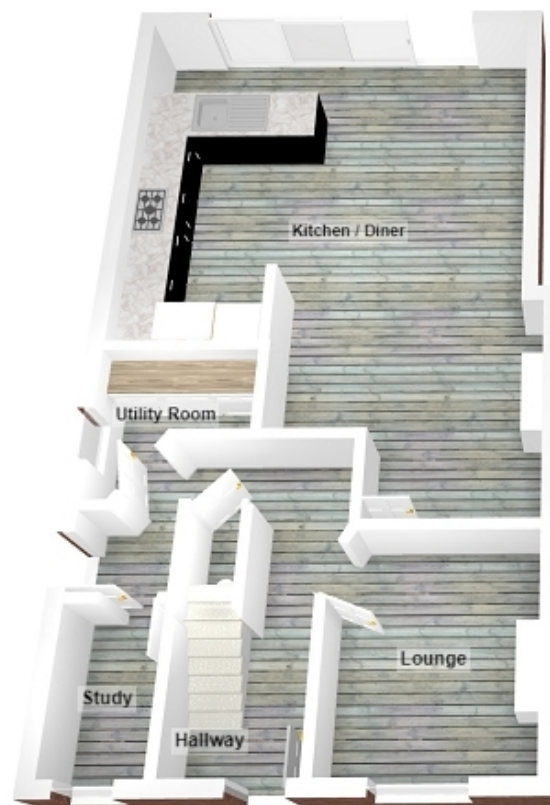


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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