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Caines



Pen-yr-heol, Pen-y-fai, Bridgend County.  
CF31 4ND

£495,000

**PJC** PAYTON  
JEWELL  
CAINES



## Pen-yr-heol, Pen-y-fai, Bridgend County. CF31 4ND

Four bedroom double fronted DETACHED house which is beautifully presented and many original features throughout. The property comprises kitchen, lounge/diner, reception room 2, DOWNSTAIRS WC, four bedrooms, family shower room, ENCLOSED REAR GARDEN, OFF ROAD PARKING and DOUBLE GARAGE. Early viewing highly recommended.

**£495,000 - Freehold**

- Four bedroom detached house
- Immaculately presented throughout
- Large kitchen/ EPC - D , Council tax band - G
- Sought after village location - Pen-Y-Fai
- Off road parking/ double garage
- Beautifully landscaped rear garden





## DESCRIPTION

Introducing this four bedroom double fronted detached property in the sought after village of Pen-y-fai. The property benefits from a large kitchen, lounge/diner, second reception room, downstairs WC, four bedrooms, family shower room, enclosed rear garden, off road parking and double garage. The property retains many original features and was once the village shop and old Post Office. 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 Coleman 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

Overlooking green area to the front

Convenient for local bus route, mainline train station and M4

Original features throughout

### ENTRANCE PORCH (5' 8" x 3' 7") or (1.73m x 1.09m)

Via part frosted glazed PVCu front door into the entrance porch finished with vaulted emulsioned ceiling, centre pendant light, emulsioned walls with centre papered border, skirting and oak flooring. PVCu double glazed window overlooking either side of the property. Part frosted glazed wooden door into the entrance hall.

### ENTRANCE HALL

Emulsioned and coved ceiling, two pendant lights, emulsioned walls with dado rail, radiator, skirting and a continuation of the oak flooring. Stairs leading to the first floor. Door leading to lounge, second reception room and downstairs WC. Built in storage cupboard.

### RECEPTION 2 (18' 2" x 9' 11") or (5.54m x 3.01m)

Emulsioned ceiling, two sets of centre lights, coving, emulsioned walls, two radiators, large PVCu double glazed window overlooking the front of the property, PVCu double glazed French doors leading out to the rear garden, skirting and oak flooring.

### DOWNSTAIRS W.C. (6' 1" x 5' 5") or (1.86m x 1.64m)

Tongue and groove ceiling, centre pendant light, emulsioned walls with one feature panelled wall, wall mounted electric mirror, radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. Two piece suite comprising pedestal wash hand basin with chrome mixer tap and low level WC.

### LOUNGE/DINER (25' 3" x 14' 0") or (7.69m x 4.27m)

Emulsioned ceiling, two sets of centre lights, ceiling rose, coving, emulsioned walls, two radiators, large PVCu double glazed window overlooking the front of the property overlooking the common area, PVCu double glazed French doors with PVCu double glazed side panels leading out to the side of the property, skirting and oak flooring. Space for large family dining room table and chairs. Space for large sofa/seating. Original chimney breast with fitted log burner set on slate hearth and wooden mantel. Door into kitchen.



## KITCHEN/DINER (14' 1" x 13' 10") or (4.30m x 4.22m)

Emulsioned ceiling with sunken chrome spot lights, coving, emulsioned walls with tiling to splash back areas, skirting and original parquet flooring. A range of base and wall units in a shaker style cream with complementary roll top work surface. Centre island with space for four breakfast bar stools. Gas Range cooker to remain with overhead extractor. Space for large freestanding fridge/freezer, washing machine and tumble dryer. Integrated dishwasher. Sunken Belfast sink with chrome mixer tap. Stable PVCu double glazed door leading out to the rear garden. Large PVCu double glazed window overlooking the rear garden.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and painted handrail and spindles. Doors leading to four bedrooms and family shower room. Textured ceiling, centre pendant light, access to loft, coving, emulsioned walls with dado rail, radiator, large PVCu double glazed window overlooking the front of the property, skirting and a continuation of the fitted carpet.

## BEDROOM 1 (14' 3" max x 14' 2" max) or (4.34m max x 4.33m max)

Emulsioned and coved ceiling, centre light, emulsioned walls, two PVCu double glazed windows overlooking the rear of the property, radiator, skirting and fitted oak flooring.

## BEDROOM 2 (14' 0" x 13' 4") or (4.27m x 4.06m)

Emulsioned and coved ceiling, centre light, emulsioned walls, modern vertical radiator, two PVCu double glazed windows with one to the side of the property and one overlooking the front of the property, original fireplace with wooden mantel, skirting and wood effect laminate flooring.

## BEDROOM 3 (11' 10" x 9' 3") or (3.60m x 2.82m)

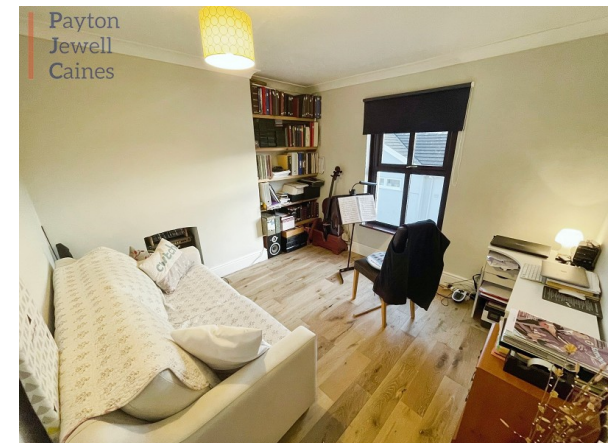
Emulsioned and coved ceiling, centre pendant light, emulsioned walls, two built in wardrobes, radiator, large PVCu double glazed window overlooking the front of the property with views over the common, skirting and fitted carpet.

## BEDROOM 4 (10' 11" x 10' 4") or (3.34m x 3.15m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, large PVCu double glazed window overlooking the side of the property, radiator, skirting and wood effect laminate flooring.

## FAMILY SHOWER ROOM (9' 9" x 6' 0") or (2.97m x 1.83m)

Emulsioned ceiling with sunken spot lights, emulsioned walls with aqua panels around the splash back areas, frosted PVCu double glazed window overlooking the rear of the property, chrome towel radiator, skirting and fitted oak flooring. Three piece suite comprising low level WC, wall hung vanity sink unit with chrome mixer tap, large walk in shower with overhead waterfall style chrome mixer shower and glass screen.





## OUTSIDE

Good sized enclosed rear garden with decked area ideal for garden furniture with steps leading to an area of laid lawn, raised beds and further decked area to the rear. Large side space with an area for two sheds. Garden room with power making an ideal home office space. Outside power sockets.

Enclosed frontage with wrought iron railings and wrought iron gate. Block paved path leading to the front door. Area of decorative stone and mature shrubbery. Access to the rear garden via the side of the property. Off road parking for four/five vehicles leading to double garage.


## DOUBLE GARAGE

Double garage with power situated to the rear of the property.



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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(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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01656 654328

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)