



Treharne Drive, Pen-y-fai, Bridgend County.  
CF31 4NT

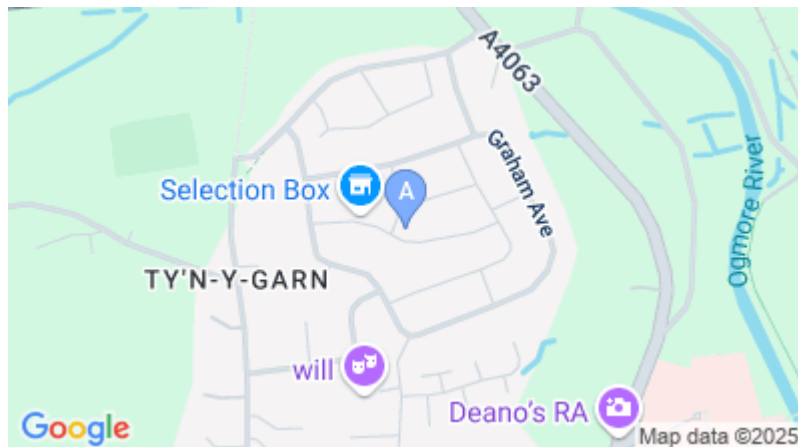
£185,000

## Treharne Drive, Pen-y-fai, Bridgend County. CF31 4NT

Spacious three bedroom semi detached, dormer bungalow sold with NO ONGOING CHAIN. Comprises of entrance hall, bedroom three, lounge/dining room, bathroom and kitchen. First floor: bathroom and two further bedrooms. Low maintenance gravel tiered front garden.

**£185,000 - Freehold**

- Popular village location - Ideal builders project
- Three double bedroom semi detached dormer
- Lounge & kitchen/dining room
- Family bathroom and ground floor bathroom
- Generous off road parking
- Built in the 1960's/Energy Rating D - Council tax D



## DESCRIPTION

Spacious three bedroom semi detached, dormer bungalow sold with NO ONGOING CHAIN. The accommodation briefly comprises of entrance hall, bedroom three, lounge/dining room, bathroom and kitchen. First floor landing leads to a further bathroom and further two bedrooms. Outside the front garden is tiered gravel low maintenance with a driveway for ample parking leading to the side. Low maintenance garden with brick storage. Originally built in the 1960's. GREAT INVESTMENT AND FAMILY HOME

Situated within the village of Pen-y-fai located approximately one mile from the centre of Bridgend offering convenient access to the mainline train station with direct links to Cardiff, Swansea and further afield, as well as the bus station. The M4 junction 36 is within a few minutes drive as well as ample retail facilities at McArthur Glen. VIEWING COMES HIGHLY RECOMMENDED

## ENTRANCE

Via steel PVCu glazed door with glass panel and side window leading into the entrance hall.

## ENTRANCE HALL

Papered and emulsioned ceiling and walls, storage unit, radiator and fitted carpet. Open staircase leading to the first floor and door leading into the lounge.

## LOUNGE (28' 9" x 12' 0") or (8.76m x 3.67m)

Papered and emulsioned ceiling and walls, coving, fitted carpet, two PVCu double glazed windows overlooking the front and rear of the property and radiator.

## KITCHEN (11' 7" x 8' 8") or (3.53m x 2.64m)

Polystyrene tiled ceiling, half tiled / half plastered walls and tiled flooring. A range of low level and wall mounted wooden units with complementary work surfaces housing a one and half sink drainer. Built in oven, hob, extractor and microwave in stainless steel. Storage cupboard housing the combination boiler. Wooden sliding door leading into the reception/dining room.

## RECEPTION 2/DINING ROOM (10' 0" x 8' 11") or (3.06m x 2.72m)

Currently used as a bedroom. Emulsioned ceiling tiles with coving, emulsioned walls, PVCu window overlooking the side driveway, radiator and fitted carpet. Built in storage cupboard and wooden fire surround housing a gas fire.

## UTILITY ROOM (12' 1" x 7' 9") or (3.68m x 2.35m)

Emulsioned and coved ceiling with spot lights and emulsioned walls. A range of base and wall units with complementary work surfaces and space for under counter appliances. PVCu doors leading to the driveway and rear garden.



## BATHROOM

Emulsioned and coved ceiling with inset spot lights, fully tiled walls and flooring. Three piece suite comprising w.c. pedestal wash hand basin and mobility bath with shower screen. Chrome wall mounted towel rail.

## LANDING

Emulsioned and papered ceiling and walls, loft access, PVCu window overlooking the driveway, fitted carpet and storage cupboard.

## BEDROOM 1 (14' 9" x 10' 5") or (4.49m x 3.17m)

Papered and emulsioned ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator. Large storage unit in the eaves.

## BEDROOM 2 (17' 0" x 7' 6") or (5.17m x 2.29m)

Papered ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear garden. Built in storage in the eaves.

## FAMILY BATHROOM (7' 2" x 6' 4") or (2.19m x 1.93m)

Emulsioned ceiling and walls, half tiled walls, fitted carpet, radiator, PVCu double glazed window overlooking the side of the property. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer taps and over head mixer shower.

## OUTSIDE

Low maintenance front garden laid with gravel and shrubs and by bound by a brick wall. Concrete driveway providing off road parking for multiple vehicles. Brick storage shed to the rear with power and lighting measuring 2.30m x 0.89m.

Low maintenance rear garden laid to concrete with raised borders, bound by brick and fencing. Additional storage shed.

## NOTE

We have been advised that the property will be freehold on completion.



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>                            |                         | 83                                                                                |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            | 56                      |                                                                                   |
| (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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