



Watts
& Morgan
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For Sale

11, Chantal Avenue
Bridgend, CF31 4NN

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11, Chantal Avenue

Pen-Y-Fai, Bridgend CF31 4NN

£285,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully modernised three-bedroom detached property, positioned in a highly sought-after location within the village of Pen-y-Fai. The home is just a short walk from local amenities including schools, shops and pubs, and offers excellent transport links via Junction 36 of the M4 and Bridgend Town Centre. The accommodation comprises an entrance hall, a spacious open-plan kitchen/dining/living room and a versatile ground-floor bedroom/sitting room. To the first floor, the main bedroom features a dressing room with potential to create an en-suite, alongside a second double bedroom and a luxurious four-piece family bathroom. Externally, the property benefits from a private driveway, garage and an enclosed rear garden. The property is being sold with no onward chain.

Directions

* Bridgend - 2.0 Miles * Cardiff - 22.0 Miles * J36 of the M4 - 1.5 Miles

Your local office: Bridgend

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E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door, the property opens into a welcoming entrance hallway with tiled flooring, a handy storage cupboard and a staircase rising to the first floor. The ground-floor double bedroom/sitting room is a versatile space featuring laminate flooring and a side-facing window. The open-plan kitchen/dining/living room is a spacious and beautifully modern reception area, complete with tiled flooring throughout, a window to the front and a central feature wood-burning stove. There is ample room for both lounge and dining furniture. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces and matching splashbacks, along with a separate island offering space for stools. Rear-facing windows and a PVC door provide access to the garden. Integrated appliances include a 4-ring gas hob with oven, grill and extractor fan, fridge/freezer, dishwasher, drinks fridge and washing machine.

The first-floor landing features carpeted flooring, a side-facing window and a generous built-in airing cupboard. Bedroom One is a generous double bedroom with carpeted flooring, two rear-facing windows and access to a dressing room/potential en-suite. Bedroom Two is a further double bedroom with carpeted flooring and front-facing windows. The luxurious family bathroom is fitted with a four-piece suite comprising a freestanding bathtub, shower enclosure, WC and wash-hand basin. The room is finished with fully tiled walls and flooring, spotlighting and a side-facing window.

GARDENS AND GROUNDS

Approached off Chantal Avenue, No. 11 benefits from a private driveway providing off-road parking for multiple vehicles, leading down to the garage with a manual up-and-over door and a PVC door giving direct access to the rear garden. The front of the property features a lawned garden, with side access leading around to the rear. The rear garden is fully enclosed and includes a patio area ideal for outdoor furniture and entertaining, creating a private and practical outdoor space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'.



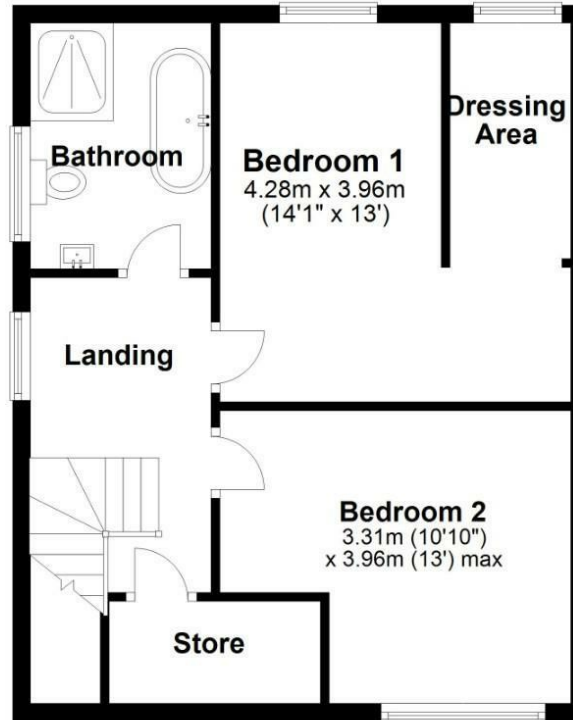
Ground Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



First Floor

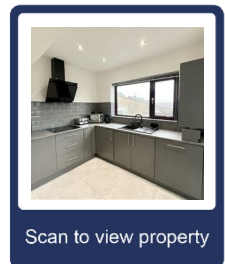
Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	82
England & Wales		EU Directive 2002/91/EC	



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