

8 Ysbryd-y-Coed, Pen-Y-Fai - CF31 4GF

Bridgend

£460,000

8 Ysbryd-y-Coed

Pen-Y-Fai, Bridgend

Welcome to this beautifully presented four-bedroom detached house located in the desirable village of Pen-Y-Fai. Offering a perfect blend of spacious living and modern convenience, this stunning property is ideal for families seeking a comfortable and stylish home in a peaceful setting.

Step inside to discover a thoughtfully designed layout featuring two generous reception rooms, perfect for both relaxing and entertaining. The living room sets a warm and inviting tone with plenty of natural light, while the second reception room provides a versatile space that could serve as a formal dining area, family room, or study to suit your lifestyle needs.

The heart of the home is undoubtedly the gorgeous kitchen diner, which offers a bright and welcoming space to prepare meals and enjoy family dining. Adjoining this is a practical utility room, adding valuable storage and washing facilities. From here, French doors lead seamlessly to the beautiful orangery, an exceptional feature that floods the space with light and serves as a perfect spot for morning coffee or evening relaxation while overlooking the garden.

Situated in a friendly community with excellent access to local amenities, reputable schools, and convenient transport links, this detached house in Pen-Y-Fai provides a wonderful opportunity for families, professionals, or anyone seeking a spacious and adaptable living environment.

- Four bedroom detached house
- Beautifully presented throughout
- Downstairs WC, family bathroom and en suite













Entrance hall
Via PVCu frosted leaded glazed front door into the entrance hall finished with artexed and coved ceiling, emulsioned walls, radiator and Karndean wood effect flooring. Doors leading to study, WC, lounge and kitchen/diner. Staircase leading to the first floor.

WC
Artexed ceiling, emulsioned walls, wall mounted security system, frosted PVCu window overlooking the front of the property, radiator and Karndean flooring. Two piece suite comprising low level WC and corner wall mounted sink with tiling to splash back area and mirror above.

Lounge
15' 9" x 11' 6" (4.80m x 3.50m)
Measurements into the bay. Artexed and coved ceiling, emulsioned walls, PVCu bay fronted window overlooking the front, radiator, focal fireplace with stone surround, gas fire and marble hearth, and Karndean flooring.

Study
11' 2" x 8' 2" (3.40m x 2.50m)
PVCu bay window to the front, artexed ceiling, emulsioned walls, Karndean flooring and radiator. Fitted shelving and desk area.

Kitchen / diner
26' 11" x 10' 6" (8.20m x 3.20m)
Emulsioned and coved ceiling, spot light, decorative lights over the dining table area, emulsioned walls with tiling to splash back areas, radiator, PVCu window overlooking the rear garden and Karndean flooring. A range of wall and base units with complementary work surface. Built in microwave and oven. Four ring gas hob with overhead extractor hood. Built in dishwasher. Franke stainless steel sink and drainer with mixer tap. Opening into the Orangery. Door leading to utility room.

Utility
Artexed ceiling, emulsioned walls with tiling to splash back area, radiator wall mounted boiler, space for

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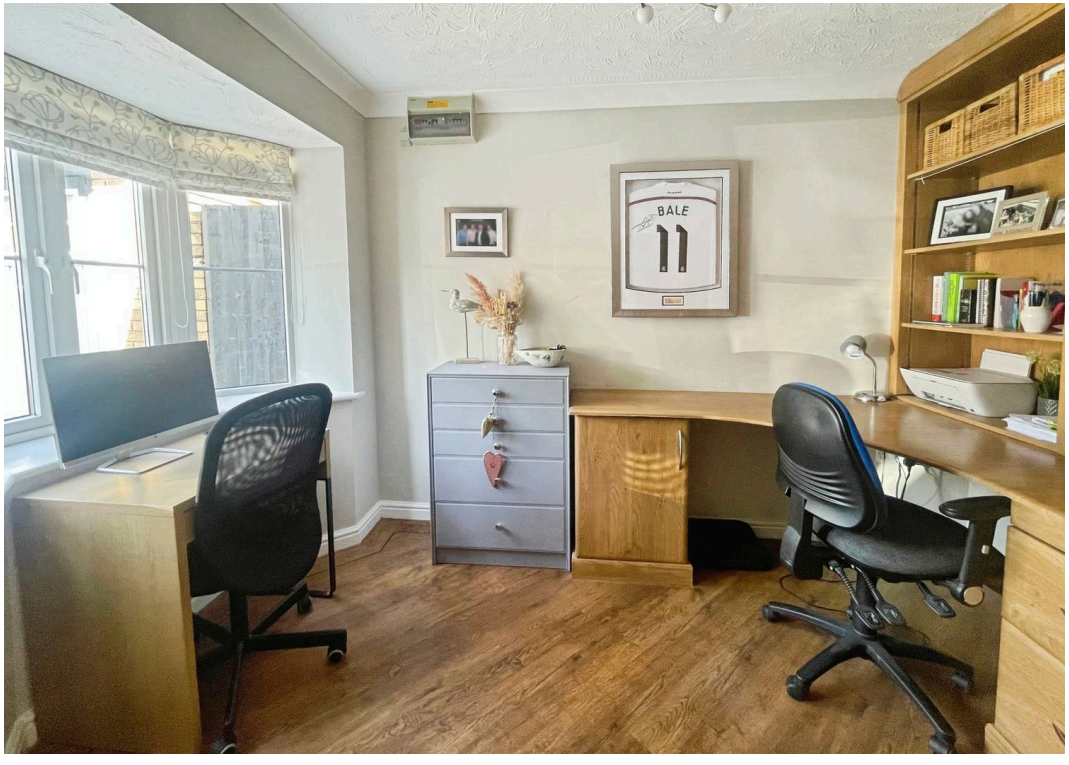











BALE
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