



Healthy Close, Pen-Y-Fai, Bridgend. CF31  
4BF

£399,995

**PJC** PAYTON  
JEWELL  
CAINES

## Healthy Close, Pen-Y-Fai, Bridgend. CF31 4BF

An EXECUTIVE style detached house situated in an exclusive cul de sac in the village of Pen Y Fai. This delightful family home offers three reception rooms, downstairs cloakroom, large kitchen/diner, utility room, two en suites, double garage and off road parking. NO ONGOING CHAIN.

**£399,995 - Freehold**

- Executive style four bed detached
- Three reception rooms/EPC -C
- Large kitchen/diner
- Downstairs cloakroom/w.c.
- Two en suite shower rooms
- Detached double garage/off road parking



## ENTRANCE

Via part glazed PVCu door with leaded side panels into:

### ENTRANCE HALL (10' 11" x 9' 8") or (3.34m x 2.94m)

Skimmed and coved ceiling. Emulsioned walls. Karndean flooring. Radiator. Solid oak staircase leading to first floor. Oak doors leading off to rooms on the ground floor.

### DOWNSTAIRS CLOAKROOM (5' 2" x 4' 4") or (1.58m x 1.33m)

Skimmed ceiling. Extractor fan. Part tiled/part emulsioned walls. Two piece suite in white comprising low level WC and pedestal wash hand basin with mixer tap. Radiator. Karndean flooring.

### RECEPTION 1 (17' 8" x 12' 6") or (5.38m x 3.80m)

Skimmed and coved ceiling. Emulsioned walls. Two wall lights. Feature fireplace with electric fire. PVCu double glazed French doors opening onto rear garden. PVCu double glazed window with leaded detail to side of property. Two radiators. Fitted carpet.

### RECEPTION 2/DINING ROOM (12' 5" x 9' 11") or (3.79m x 3.02m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed leaded windows to front of property.

### STUDY (12' 6" x 9' 1") or (3.80m x 2.76m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window with leaded detail to front of property.

### KITCHEN/DINER (23' 11" x 13' 6") or (7.30m x 4.12m)

Skimmed ceiling. Emulsioned walls. A range of solid oak wall and base units with complementary work surfaces. Tiled to splash back areas. Integrated appliances to include: dishwasher, fridge/freezer and stainless steel microwave. Seven ring gas burner range and double oven with extractor fan. Stainless steel single sink unit with mixer tap. Ample storage space with walk in cupboards. French doors leading to rear garden. Ceramic tiled flooring.

### UTILITY (8' 5" x 5' 4") or (2.57m x 1.62m)

Skimmed ceiling. Emulsioned walls. Extractor fan. A range of base cupboards in oak with complementary work surface. Stainless steel one and a half bowl sink with mixer tap. Space for washing machine and tumble drier. Radiator. PVCu part glazed door to side of property. Wall mounted Ideal gas combination boiler Ceramic tiled flooring.

### FIRST FLOOR LANDING (14' 9" x 13' 11") or (4.50m x 4.23m)

Via solid Oak staircase with fitted carpet onto gallery style landing. Skimmed and coved ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Storage cupboard.

### MASTER BEDROOM (16' 4" x 13' 2") or (4.98m x 4.01m)

Skimmed and coved ceiling. Access into attic. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows with leaded detail one to front of property and one to side. Fitted wardrobes with double Oak doors.



### **EN-SUITE (9' 5" x 5' 7") or (2.87m x 1.71m)**

Skimmed ceiling. Down lights. Part tiled/part emulsioned walls. Three piece suite comprising low level WC and wash hand basin with mixer tap set within vanity unit and fully tiled mains fed corner shower unit with sliding glass doors. Wall mounted heated towel rail. Ceramic tiled flooring. Shaver point. PVCu frosted double glazed window to rear of property.

### **BEDROOM 2 (12' 10" x 10' 9") or (3.91m x 3.27m)**

Skimmed and coved ceiling. Down lights. Emulsioned walls. Wood effect laminate flooring. PVCu double glazed window to rear of property. Radiator.

### **EN-SUITE (9' 3" x 4' 6") or (2.82m x 1.37m)**

Skimmed ceiling. Down lights. Part tile/part emulsioned walls. Three piece suite comprising low level WC and wash hand basin set within vanity unit, mains fed corner shower unit with glass sliding door. Wood effect laminate flooring. Wall mounted heated towel rail. PVCu frosted double glazed window with leaded detail. Shaver point.

### **BEDROOM 3 (11' 0" x 10' 10") or (3.35m x 3.29m)**

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window with leaded detail to front of property. Radiator. Built in double wardrobes with Oak doors.

### **BEDROOM 4 (7' 2" x 10' 1") or (2.19m x 3.07m)**

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Two PVCu double glazed windows with leaded detail to front of property. Radiator.

### **FAMILY BATHROOM (7' 1" x 7' 1") or (2.17m x 2.15m)**

Skimmed ceiling with down lights. Fully tiled walls. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Wall mounted heated towel rail. Ceramic tiled flooring. PVCu frosted double glazed window to rear of property.

### **OUTSIDE**

The rear garden is bounded by closed board fencing. Laid mainly to lawn with patio area ideal for garden furniture. Side access to double driveway and double garage.

The frontage is open plan with wrought iron railings and low brick wall to either side of property. Laid mainly to lawn with borders either side of footpath that leads to the front door.

### **DOUBLE GARAGE**

Double garage accessed via up and over doors. Power and light installed.

### **DIRECTIONS**

From Bridgend town take Tondu Road to the traffic lights. At the traffic lights turn left into Pen Y Fai, take your second right, then fourth right onto Healthy Close (Clos lechyd) 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)

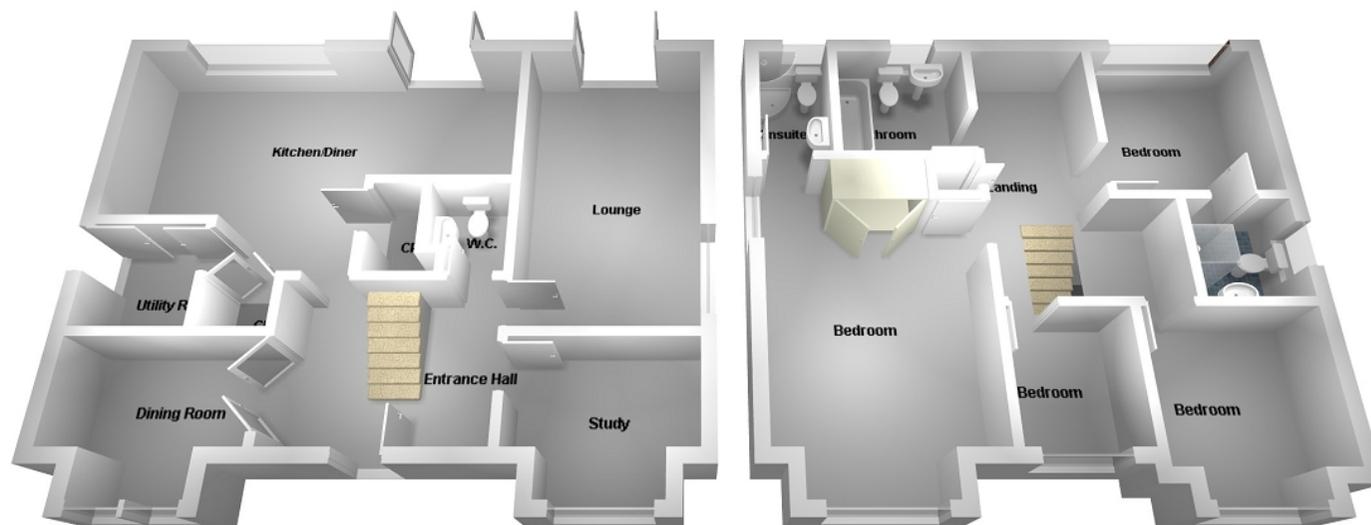
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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