



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN BRIDGEND

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

£280,000

 PAYTON
JEWELL
CAINES

Pen-yr-heol, Pen-y-fai, Bridgend .

CF31 4ND

GENEROUS 2 BEDROOM DETACHED BUNGALOW -
Comprising entrance hall, lounge, kitchen/diner, lean
to conservatory, two double bedrooms, bathroom,
DETACHED SINGLE GARAGE, generous garden to the
rear. Sought after village location. Sold with no onward
chain. Viewing highly recommended.

£280,000 - Freehold

- Generous 2 bedroom detached bungalow
- Sought after village location
- Huge potential to extend / remodel
- Large plot with generous garden to the rear
- Fully modernised internally, EPC-E
- Detached single garage with driveway parking,
- Sold with no onward chain



DESCRIPTION

Introducing this well maintained and modernised two double bedroom detached bungalow located in a sought after village of Pen-y-fai within easy walking distance of the local church, primary school and The Pheasant pub. The property is within easy driving distance of the M4 at J36 as well as being within a 5 minute drive of Bridgend town centre giving access to mainline bus and train services as well as all of the retail facilities available.

The property has been modernised internally and benefits from two large double bedrooms, generous lounge, kitchen/diner, lean to conservatory and good sized rear garden enjoying hillside views. The property is considered ideal for extension or remodelling (subject to appropriate planning consent) and offers huge potential. Viewing is highly recommended. Sold with no onward chain.

ENTRANCE

Via the side of the property through a part opaque glazed composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, skirting, fitted carpet, coiffure entrance mat and doorway through into the lounge.

LOUNGE (19' 0" x 14' 9") or (5.80m x 4.50m)

Benefiting from dual aspect natural light via PVCu double glazed window to the side and PVCu double glazed bay window overlooking the front garden. This generous living room is finished with emulsioned ceiling and walls, high level feature picture rail, skirting, fitted carpet and two central light pendants. Wall mounted feature electric fire with ceramic tiled hearth and two radiators.

KITCHEN/DINER (16' 5" x 10' 2") or (5.0m x 3.10m)

Dual aspect natural light via PVCu double glazed windows to the side and to the rear both with fitted roller blinds. The kitchen is finished with skimmed ceiling with recessed LED spotlights, emulsioned walls, skirting and ceramic tiles to the floor. Built in larder with original cold slab. Window overlooking the side and meter boxes with shelving. The kitchen is arranged with low level and wall mounted units in taupe with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset sink with swan mixer tap and drainer, integrated electric oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine and ample space for fridge/freezer. Access to loft storage where there is a large attic. Door leading out to the rear lean to conservatory.

LOFT

Access from the kitchen to the large loft storage with windows to the front and rear and potential for conversion.

LEAN-TO/CONSERVATORY (14' 1" x 6' 7") or (4.30m x 2.0m)

Polycarbonate lean to roof, PVCu double glazed windows with French doors leading out to the rear garden and additional door leading out to a different aspect of the garden. Emulsioned walls, carpet tiles to the floor and wall mounted light fitting.



BEDROOM 1 (10' 6" x 16' 1") or (3.20m x 4.90m)

Overlooking the front of the property via PVCu double glazed windows this generous master bedroom is finished with skimmed ceiling and walls, high level feature picture rail, skirting and fitted carpet. Ample fitted storage along one wall.

BEDROOM 2 (9' 10" x 13' 5") or (3.00m x 4.10m)

Looking into the lean to conservatory via original single glazed timber framed windows and finished with emulsioned ceiling and walls, high level feature picture rail, skirting and fitted carpet.

FAMILY BATHROOM

Mottled window to the rear, skimmed ceiling with recessed LED spotlights and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with over bath plumbed shower and side glazed shower screen. Ceramic tiles with feature tiling to all splash back areas and radiator.

OUTSIDE

Large rear garden laid to lawn with mature trees and shrubs, detached single garage with traditional up and over door and driveway parking to the side and front. Enjoying far reaching hillside views.

Enclosed front garden laid to lawn with gated access off Pen-Yr-Heol.

DIRECTIONS

Upon entering the village of Pen-y-fai from Tondy Road, continue past The Pheasant pub on your right hand side and up the hill onto Pen-yr-Heol and the property can be found on the right hand side.



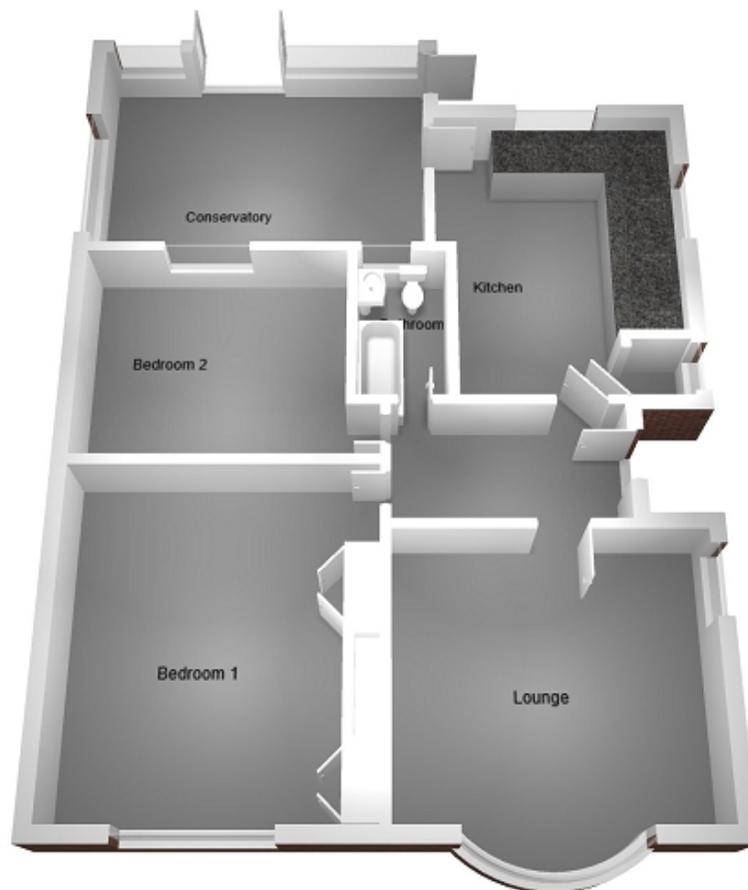
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 (CO₂) 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. 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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