



Hillcrest, Pen-y-fai, Bridgend County. CF31
4NL

£249,000

PJC PAYTON
JEWELL
CAINES

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Two bedroom DETACHED BUNGALOW situated within the village of Pen Y fai. The property comprises entrance hall, lounge, dining room, two bedrooms, bathroom, kitchen, utility space and WC. Generous sized LANDSCAPED GARDENS to both the front and rear. GARAGE and OFF ROAD PARKING. NO ONGOING CHAIN.

£249,000 - Freehold

- Two bedroom detached bungalow
- Situated on a generous sized plot
- Second reception room with sliding doors to the rear garden
- Single garage/ Off road parking
- Gas central heating. Requires updating.
- No ongoing chain/ EPC - D , Council tax band - D



DESCRIPTION

We are pleased to offer for sale with no ongoing chain this two bedroom detached bungalow situated on a generous sized plot within the popular village location of Pen Y Fai which benefits from a local Primary School, church and public house. The property is also located within easy commute of the M4 corridor, McArthur Glen designer outlet and Bridgend town centre where you will find all facilities and amenities within a short drive. The property does require modernisation throughout but has the potential to be a beautiful home.

OUTER PORCH

PVCu door and glass panel leading into the entrance hall.

ENTRANCE HALL

Papered ceiling with ceiling light, smoke detector and access to the loft. Papered walls, picture rail, radiator and wood block parquet flooring.

BEDROOM 2 (12' 0" x 9' 9") or (3.65m x 2.96m)

Papered ceiling with ceiling light, papered walls with picture rail, radiator and PVCu double glazed bay window overlooking the front of the property. A continuation of the wood block parquet flooring.

BEDROOM 1 (12' 0" x 10' 8") or (3.65m x 3.26m)

Papered ceiling with ceiling light, papered walls with picture rail, radiator, PVCu bay window overlooking the front of the property and wood block parquet flooring.

RECEPTION 1/LOUNGE (12' 0" x 12' 0") or (3.66m x 3.65m)

Papered ceiling with ceiling light, papered walls with picture rail, radiator, PVCu double glazed window overlooking the rear of the property and wood block parquet flooring.

SHOWER ROOM (10' 4" x 5' 7") or (3.16m x 1.71m)

Stippled ceiling with ceiling light and extractor fan. Floor to ceiling ceramic tiled walls with one respertex panelled wall. Radiator, PVCu double glazed frosted window overlooking the rear of the property and fitted storage cupboard housing the hot water tank. Three piece suite comprising low level w.c. pedestal wash hand basin and walk in shower with overhead electric shower and glass shower screen. Tiled flooring.

RECEPTION 2/DINING ROOM (11' 11" x 10' 11") or (3.63m x 3.34m)

Papered ceiling with ceiling light, papered walls with picture rail, radiator, PVCu double glazed sliding door leading to the rear patio and wood block parquet flooring. Doorway leading to the kitchen.

KITCHEN (10' 10" x 6' 2") or (3.29m x 1.88m)

Papered ceiling with strip light, papered walls with tiling to splash back areas, radiator and PVCu double glazed window overlooking the side of the property. Wall mounted gas fired boiler. The kitchen comprises a range of wall and base units in wood with coordinating work surfaces housing a one and half inset stainless sink and drainer with mixer tap. Integrated four gas ring hob and oven with overhead extractor hood. Space for low level fridge, tiled flooring and PVCu door with frosted glass panel leading out to the rear utility space.



UTILITY (7' 11" x 6' 8") or (2.41m x 2.02m)

Emulsioned ceiling with ceiling light, part papered/part tiled walls, radiator and PVCu double glazed window overlooking the rear and side of the property and two sets of PVCu doors with frosted glass panels leading to either side of the property. Work surface with space and plumbing for automatic washing machine and tumble dryer. Tiled flooring and doorway leading into the w.c.

W.C. (5' 7" x 2' 9") or (1.69m x 0.83m)

Papered ceiling, part papered/ part tiled walls, timber framed single frosted window overlooking the rear of the property, wall light, radiator and tiled flooring. Two piece suite comprising low level WC and wall hung wash hand basin.

OUTSIDE

Good sized rear garden which has been well maintained with an area laid to patio, remainder laid to lawn with decorative borders for planting with water feature. gated access leads to the front of the property. Small storage shed.

Good sized front garden mainly laid to lawn with mature shrubs and planting. Pedestrian gate and double gate leading onto driveway for off road parking.

GARAGE

Up and over door to the front and courtesy door to the rear garden. Power and light installed.

NOTE


We have been advised that the property is freehold, however title deeds have not been inspected.

DIRECTIONS

Leave Bridgend on Tondu Road and veer left into Penyfai village. Continue past the church and The Pheasant Public House onto Heol Yr Eglwys. Hill crest is the third turning on the right as you go up the hill.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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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