

Payton
Jewell
Caines



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

£169,950

PJC PAYTON
JEWELL
CAINES

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

This modern pretty cottage is located within the popular village of Pen-y-fai, with good transport links to Bridgend town centre and M4 corridor. The property benefits from a lounge, kitchen/diner, shower room, good size master bedroom and front and rear gardens.

£169,950

- Two bedroom mid terrace cottage
- Fitted kitchen/dining room
- Good size master bedroom with wardrobe
- Shower room/ EPC- D/ Council tax band B
- Sought after village location
- Front and rear private gardens



DESCRIPTION

A two bedroom mid terrace cottage with modern features, situated within the village location of Pen-y-fai. Pen-y-fai benefits from a primary school, public house and excellent links to Bridgend town centre and the M4 corridor. Viewing is highly recommended to fully appreciate all this property has to offer.

DIRECTIONS

On entering Pen-y-fai from Bridgend town continue along the main road of Heol Eglwys. Continue then into Pen-y-heol where the property can be found on the right hand side.

ENTRANCE

Access via PVCu double glazed door with fan light.

ENTRANCE HALL (6' 3" x 4' 10") or (1.91m x 1.47m)

Skimmed ceiling, centre light, emulsioned walls, PVCu double glazed window to the side with double radiator below and vinyl wood effect flooring. Square archway into

LOUNGE (12' 0" x 11' 5") or (3.65m x 3.47m)

Skimmed ceiling with white original beams, centre light, emulsioned walls, PVCu double glazed window to the front with double radiator below, storage area with shelving and wood effect vinyl flooring. Feature hearth with wooden mantle.

KITCHEN/DINING ROOM (14' 8" x 12' 1") or (4.47m x 3.68m)

Staircase leading to first floor. Skimmed and coved ceiling, centre light, emulsioned walls with splash back areas, PVCu double glazed window with part glazed PVCu door to the rear and wood effect laminate flooring. A range of wall and base units in cream with complementary work surfaces. Space for automatic washing machine, fridge/freezer. Four ring electric cooker with double oven and extractor hood. Double radiator.

FIRST FLOOR LANDING

Skimmed ceiling, centre light and fitted carpet. Access to loft.

BEDROOM 1 (12' 0" x 12' 0") or (3.66m x 3.65m)

Skimmed and coved ceiling, emulsioned walls, radiator, PVCu double glazed window to the front, built-in wardrobe and wood effect laminate flooring.

BEDROOM 2 (13' 4" x 6' 6") or (4.06m x 1.98m)

Up two steps. Skimmed and coved ceiling, centre light, emulsioned walls, radiator, PVCu double glazed window to the rear and fitted carpet.

SHOWER ROOM (9' 11" x 5' 3") or (3.02m x 1.59m)

Skimmed ceiling with down lights, emulsioned walls, PVCu frosted double glazed window to the rear, radiator, airing cupboard housing gas combination boiler and vinyl tile effect flooring. Three piece suite comprising low level WC and wash hand basin with mixer tap set within vanity unit with cupboard below and fully tiled corner mains fed shower cubicle with glass sliding door.




OUTSIDE

To the front of the property is bounded brick and original stone walling. Mainly laid to lawn with shrub borders with footpath leading to the front door. To the rear there is a good sized garden accessed via a narrow path. Wood panel fencing to both sides. The garden is located along the narrow path to the rear of the cottages. Mainly laid to lawn with patio area ideal for garden furniture. The garden has two outside power points with outside lighting which can be used as sensor lighting.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(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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