

FOR
SALE



34 Chantal Avenue, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4NN

£445,000 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

Introducing this three double bedroom detached dormer bungalow situated within Pen-Y-Fai. The property comprises to the ground floor; lounge, kitchen/diner with bi-folding doors leading to the rear garden, bedroom 1, downstairs bathroom and downstairs WC. To the first floor the property comprises of two bedrooms and upstairs shower room. There is a low maintenance rear garden, off road parking and garage.

The property is within the village location of Pen-Y-Fai which benefits from a local primary school, church and public house. The property is also within easy commute to the M4 corridor, McArthur Glen Designer Outlet and Bridgend town centre where you will find all facilities and amenities is within a short drive. Internal viewing comes highly recommended.

POINTS OF INTEREST

- Three double bedroom detached dormer bungalow
- Recently fitted kitchen/diner
- Downstairs bathroom and upstairs shower room
- Bedroom 1 to the ground floor
- Lounge
- Off road parking
- Garage



ROOM DESCRIPTIONS

Entrance

6.00m Max x 3.50m Max (19' 8" x 11' 6") Narrowing to 4.2m. Via external canopy with spotlights and aluminium frosted glazed front door with frosted glazed side panels leading into the entrance hall finished with emulsioned ceiling and walls, radiator and bamboo wooden flooring. Solid oak doors leading to the lounge, downstairs master bedroom, kitchen/ diner, downstairs bathroom and downstairs WC. Stairs leading to the first floor. Doors to boot/coat closet.

Lounge

4.10m x 7.40m (13' 5" x 24' 3") Emulsioned ceiling and walls with feature papered chimney breast, two aluminium windows overlooking the side of the property and one aluminium window overlooking the front of the property, two radiators, feature fireplace with log burner, slate tiled hearth, tiled insert and a continuation of the bamboo wooden flooring.

Bedroom 1

3.90m x 4.80m (12' 10" x 15' 9") Emulsioned ceiling and walls, aluminium window overlooking the front of the property with Venetian blinds, fitted wardrobes, radiator and fitted carpet.

Bathroom

1.60m x 3.50m (5' 3" x 11' 6") Emulsioned ceiling and walls with feature papered wall, spot lights, tiling to splash back areas, frosted aluminium window overlooking the side of the property with Venetian blinds, extractor fan, shaver point, speakers concealed into the ceiling, chrome towel rail and tiled flooring. Two piece suite comprising custom made vanity station with circular counter top wash hand bowl with concealed mixer tap and storage below, bath with concealed mixer tap.

Downstairs WC

0.80m x 2.00m (2' 7" x 6' 7") Emulsioned ceiling, part papered/part panelled walls, aluminium frosted window overlooking the side of the property with Venetian blind, radiator and tiled flooring. Two piece suite comprising low level WC and wall mounted wash had basin with mixer tap and glass tiled splash back.

Kitchen/diner

3.10m x 8.40m (10' 2" x 27' 7") Emulsioned ceiling and walls with tiling to splash back area, white tall radiator, further radiator to the dining area, aluminium window overlooking the rear garden with fitted Venetian blinds and tiled flooring. Recently fitted kitchen comprising a range of tall units and base units. Island with three pendant lights above and storage below, power socket and quartz work surface. Integrated tall fridge and freezer. Neff stainless steel microwave and Neff stainless steel oven with hide and

slide door. Four ring induction hob with stainless steel extractor hood. One and half sink basin inset sink with mixer tap and moulded drainer. Integrated dishwasher and washing machine. Aluminium glazed door leading out to the rear garden and aluminium bi-folding doors leading out to the rear garden. Space for dining table and chairs with pendant light above. Feature papered wall to the dining area.

First floor landing

Via stairs with carpet and open balustrade. Emulsioned ceiling and walls, laminate flooring. Doors leading into shower room and two bedrooms.

L shaped Bedroom 2

5.40m x 5.40m (17' 9" x 17' 9") Narrowing to 2.70m x 3.30m. Emulsioned ceiling and walls, access into attic, spot lights, Velux window overlooking the side of the property with a Venetian blind, radiator, eaves storage and a continuation of the laminate flooring.

Bedroom 3

5.30m x 3.30m (17' 5" x 10' 10") Emulsioned ceiling and walls, aluminium window overlooking the rear of the property with Venetian blind, Velux window with Venetian blind overlooking the side of the property, feature papered wall, radiator and a continuation of the laminate flooring. Eaves storage.

Shower room

1.80m x 3.30m (5' 11" x 10' 10") Emulsioned ceiling with spot lights, extractor fan, emulsioned walls with feature papered wall, tiling to splash back areas, frosted aluminium window overlooking the rear of the property, chrome towel rail and wood effect tiled flooring. Three piece suite comprising low level WC, vanity sink unit with mixer tap and walk in shower with glass screen.

Outside

The rear garden is low maintenance and laid to raised patio ideal for garden furniture with areas laid to gravel and raised borders with mature planting.

Off road parking to the side of the property via block paved driveway leading to garage. Mature trees and shrubs to the front of the property with a gravel pathway and steps leading to the front door.

Garage

Courtesy door to the rear garden.



Awaiting EPC &
Floorplan