

FOR  
SALE



12 Pen-Yr-Heol, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4ND

£230,000 - Freehold



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## PROPERTY SUMMARY

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.

## POINTS OF INTEREST

- Two bedroom terraced property
- Lounge and dining room
- Modern features
- Situated in the village of Pen-y-fai
- Enclosed rear garden
- Viewing highly recommended
- EPC - C / Council tax - B



## ROOM DESCRIPTIONS

### Entrance

Via PVCu door with obscured side windows

### Entrance Hall

3.92m x 2.2m (12' 10" x 7' 3") Skimmed emulsioned ceiling and walls, wooden flooring, stairs leading to first floor, PVCu window overlooking the front of the property and consumer board. Large opening into reception room 1.

### Reception Room 1

3.58m x 3.55m (11' 9" x 11' 8") Textured ceiling with wooden beams, original stone wall with log burning fire with a fabulous original stone staircase and a continuation of the wood flooring. Under stairs storage cupboard.

### Dining Room

3.77m x 1.89m (12' 4" x 6' 2") Leading from the lounge via a wooden door, textured ceiling with beams, featured exposed stone wall, radiator, decorative open arches to allow the light to flow through, tiled flooring, beautiful welsh dresser to remain.

### Kitchen

2.89m x 3.55m (9' 6" x 11' 8") Skimmed and emulsioned ceiling, emulsioned walls, skirting, tiled flooring and wood effect double glazed French doors leading to the rear garden and large PVCu window. A range a white shaker style wall and base units with complementary square edge wood effect work tops. Built in single oven with five ring gas burner and overhead stainless steel extractor. Single bowl sink with Swan neck mixer tap. Large storage cupboard and wall mounted cupboard housing combination boiler.

### Landing

Via stairs with fitted carpet, skimmed and emulsioned ceiling with ceiling light and wooden beams, emulsioned walls with wall lights, storage cupboard, radiator, skirting and doors leading off.

### Bedroom 1

2.67m x 5.52m (8' 9" x 18' 1") 2.67m x 5.52m (8' 9" x 18' 1") PVCu window overlooking the front garden with beautiful views of the mountains and countryside finished with a vaulted ceiling with exposed wooden beams, skimmed and emulsioned walls, skirting, fitted carpet, radiator and built in double wardrobe.

### Bathroom

1.66m x 1.68m (5' 5" x 5' 6") Skimmed and emulsioned vaulted ceiling with inset spot lights, extractor, full tiled walls and tiled flooring. Three piece suite comprising corner shower with wall mounted chrome waterfall shower, low level WC and wash hand basin with chrome mixer tap and vanity unit. Chrome wall mounted towel rail.

### Bedroom 2

2.64m x 3.47m (8' 8" x 11' 5") Skimmed and emulsioned ceiling with centre light and wooden beams, emulsioned walls, skirting, fitted carpet, radiator and eaves storage. PVCu French doors leading out to the balcony with views over the woodlands.

### Outside

The front of the property is bound by stone and block wall. Wooden gate with path leading to the front door and bordered with mature shrubs. Potential to create off road parking.

The rear garden is bound by feather board edging, small patio with balcony overhead creating an under cover area idea for garden furniture and entertaining. Slight raised grass border and stone area to the side.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(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		

