

FOR
SALE



22 Protheroe Avenue, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4LU

£125,000 - Freehold



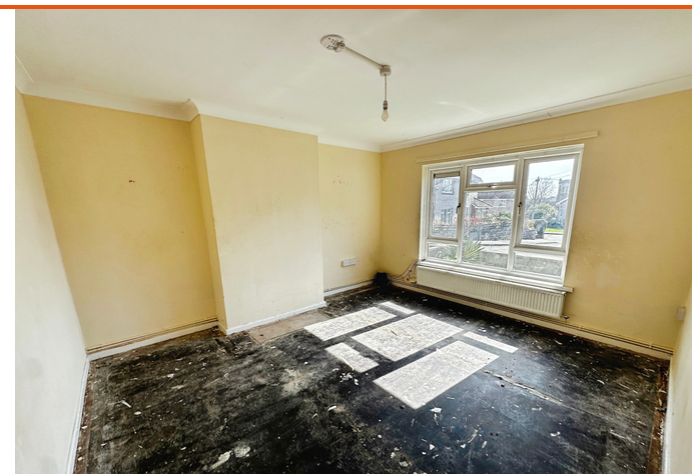
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PROPERTY SUMMARY

Ground floor two double bedroom flat located within the popular village of Pen-Y-Fai and benefitting from a good size rear garden. Accommodation comprises Entrance hallway, lounge, kitchen / breakfast room, two double bedrooms, bathroom and both a front and rear garden. NO ONWARD CHAIN.

POINTS OF INTEREST

- TWO DOUBLE bedroom ground floor flat
- Freehold of the entire block of 4 flats
- Front and rear gardens
- SOLD WITH NO ONWARD CHAIN
- Sought after village location
- EPC - C / Council Tax - A



ROOM DESCRIPTIONS

Entrance hallway

Access via frosted glazed front door with side frosted glazed panel into the entrance hallway with emulsioned ceiling and walls, skirting and a concrete floor. Storage cupboard housing the fuse box. Storage area.

Lounge

3.85m x 4.15m (12' 8" x 13' 7") Overlooking the front via PVCu double glazed window finished with coved ceiling, papered walls, skirting, and concrete floor.

Bedroom

4m x 3.25m (13' 1" x 10' 8") Overlooking the front by PVCU double glazed window finished with emulsioned ceiling and walls, concrete floor. Fitted storage cupboard.

Bedroom

3.35m x 3m (11' 0" x 9' 10") Overlooking the rear garden via PVCU double glazed window and finished with emulsioned ceiling and walls and a concrete floor.

Bathroom

Frosted glaze PVCu window to the rear. Wall mounted extractor. Central light fitting. Emulsioned walls and a vinyl floor. Three piece suite in white with low-level WC, wash hand basin, bath with over bath shower.

Kitchen / breakfast room

3.9m x 3.3m (12' 10" x 10' 10") Overlooking the rear garden via PVCu double glazed window and accessed via frosted glazed PVCu door. Central light fitting, emulsioned walls and a vinyl floor. A range of low level of wall mounted kitchen units in white with brushed chrome handles and a roll top work surface, inset sink with drainer, plumbing for washing machine, space for gas cooker and space for fridge freezer. Wall mounted Worcester gas fired combination boiler.

Outside

Brick built storage. Rear garden laid to lawn. Side gated access to the front. Enclosed front garden laid to lawn.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	