

FOR  
SALE



33 Angelton Green, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4LQ

Offers in region of £269,000 -

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Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Introducing this three bedroom detached house situated within the village of Pen-y-fai located approximately one mile from the centre of Bridgend offering convenient access to the mainline train station with direct links to Cardiff, Swansea and further afield, as well as the bus station. The M4 junction 36 is within a few minutes drive as well as ample retail facilities at McArthur Glen. VIEWING COMES HIGHLY RECOMMENDED on this delightful family home. The property benefits from downstairs WC, lounge, kitchen/diner, conservatory, enclosed rear garden and off road parking for 4/5 vehicles.

## POINTS OF INTEREST

- Three bedroom detached house
- Well presented throughout
- Conservatory
- Enclosed rear garden
- Driveway parking to the front
- Downstairs WC and first floor bathroom
- Viewing highly recommended
- EPC - C , Council tax band - C



## ROOM DESCRIPTIONS

### Entrance

Via PVCu front door into the entrance porch.

### Entrance Porch

Textured ceiling with centre light, papered walls, skirting, tiled flooring in wood effect and radiator. Door leading to the downstairs WC and opening into the lounge.

### Downstairs WC

0.86m x 1.52m (2' 10" x 5' 0") Textured ceiling with centre light, part papered / part panelled walls, vinyl flooring in tile effect and frosted PVCu double glazed window overlooking the front of the property. Two piece suite comprising low level w.c. wall mounted ceramic sink with chrome taps and tiling to the splash back areas. Wall mounted electric consumer box.

### Lounge

3.58m x 5.11m (11' 9" x 16' 9") Textured ceiling with centre pendant light, coving, plastered and emulsioned walls with one feature papered wall, skirting and tiled flooring. Radiator and two PVCu double glazed windows overlooking the front of the property. Double doors leading into the kitchen / diner and stairs leading to the first floor.

### Kitchen / Diner

3.27m x 5.10m (10' 9" x 16' 9") Plastered, emulsioned and coved ceiling with pendant light over the dining area and centre spot lights to the kitchen. Plastered and emulsioned walls with tiling to the splash back areas, radiator, skirting and a continuation of the tiled flooring. A range of base and wall units in shaker style green with complementary roll top laminate worktops. Space for freestanding washing machine, dishwasher and fridge/freezer. Integrated electric oven and five ring gas hob with overhead chrome extractor fan. Inset one and half stainless steel sink with chrome mixer tap and cupboard housing a gas combination boiler. Ample space for family dining table and chairs. PVCu double glazed window overlooking the rear and PVCu double glazed French doors leading to the conservatory.

### Conservatory

3.48m x 4.68m (11' 5" x 15' 4") Glass roof, PVCu double glazed panels set on a dwarf wall which is plastered and emulsioned, skirting, tiled flooring and radiator. PVCu double glazed French doors leading out to the rear garden.

### Landing

Via stairs with fitted carpet, spindle balustrade and handrail. Stairs lift to remain if required. Textured ceiling with centre pendant light, access to the loft via drop down ladder which is mainly boarded with lighting. Smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms, family bathroom and airing cupboard with hanging rails and shelving.

### Family Bathroom

1.66m x 2.00m (5' 5" x 6' 7") Textured ceiling with centre light, fully tiled walls and vinyl flooring in Herringbone wood effect. Three piece suite comprising bath with chrome mixer tap and overhead chrome mixer shower, vanity sink with ceramic bowl and chrome mixer tap and WC. Wall mounted cabinet, mirror and chrome towel rail radiator. Frosted PVCu double glazed window overlooking the rear of the property.

### Bedroom 2

2.98m x 3.15m (9' 9" x 10' 4") Textured and coved ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. PVCu double glazed window overlooking the rear and radiator.

### Bedroom 1

2.98m x 3.72m (9' 9" x 12' 2") Textured and coved ceiling with centre light, plastered and emulsioned walls with one feature papered wall, skirting and fitted carpet. PVCu double glazed window overlooking the front and radiator.

### Bedroom 3

2.01m x 2.39m (6' 7" x 7' 10") Textured and coved ceiling with centre light, papered walls, skirting and laminate flooring in wood effect. Built in double wardrobe, PVCu double glazed window overlooking the front and radiator.

### Outside

The rear garden is laid to patio with raised border, mature shrubs and palm tree. Tiered area with bark, pergola and large space to the side with further paving and decorative stone.

Off road parking to the front for approximately 4/5 vehicles leading to the garage accessed via an up and over door with power and lighting. Pathway leading to the front door and areas laid to lawn and decorative stone with space for a Bistro set.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	