

FOR  
SALE



4 Llys Cerrig Isaf, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4FF

Offers Over £450,000 - Freehold

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## PROPERTY SUMMARY

Immaculately presented four bedroom detached house comprising entrance hall, lounge, kitchen/diner, utility, downstairs w.c. second reception room to the lower ground floor giving access to the enclosed rear garden, four bedrooms with en suite to the master, family bathroom, off road parking and integral garage. Early viewing highly recommended.

## POINTS OF INTEREST

- Immaculately presented throughout
- Four bedroom detached house
- Open plan kitchen / diner
- Utility and downstairs w.c.
- En suite to master bedroom
- Integral garage and off road parking
- EPC - B



## ROOM DESCRIPTIONS

### Entrance

Via part glazed and frosted composite door with PVCu side panel into the entrance hall.

### Entrance Hall

Plastered and emulsioned ceiling with three pendant lights, smoke alarm, plastered and emulsioned walls, skirting and tiled flooring. Courtesy door into the garage, doors leading to the lounge and kitchen/diner. Stairs leading to the ground floor and first floor.

### Garage

Good sized garage, plastered ceiling and walls, vinyl flooring in wood effect, power, lighting and smoke alarm. Traditional up and over door to the front.

### Lower Ground Floor

Via stairs with fitted carpet, handrail and spindle balustrade.

### Lower floor hallway

Plastered and emulsioned ceiling with centre spotlights, smoke alarm, plastered and emulsioned walls, skirting, radiator and tiled flooring. Built in under stairs storage with light and shelving.

### Lower floor Reception Room

2.97m x 8.37m (9' 9" x 27' 6") Plastered and emulsioned ceiling with centre light, plastered and emulsioned walls, skirting, tiled flooring, two radiators and aluminium bi-fold doors leading out to the rear garden. PVCu double glazed window overlooking the rear garden. Potential to split into two rooms to create a home office or playroom.

### Ground floor accommodation

#### Lounge

3.10m x 5.37m (10' 2" x 17' 7") Plastered and emulsioned ceiling with two pendant lights, plastered and emulsioned walls, skirting and fitted carpet. Box bay PVCu window overlooking the front and two radiators.

#### Kitchen/Diner

303m x 6.40m (994' 1" x 21' 0") Plastered and emulsioned ceiling with inset chrome spot lights, smoke alarm, plastered and emulsioned walls, skirting, continuation of the tiled flooring and two radiators. A range of base and wall units in wood grain grey with complementary roll top laminate work tops with inset one and half stainless steel sink with chrome mixer tap. Integrated fridge/freezer, double electric oven, breakfast bar with five ring gas hob and ceiling mounted overhead glass and chrome extractor fan and Integrated dishwasher. PVCu double glazed window overlooking the rear of the property and aluminium bi-folding doors overlooking a Juliet balcony to the rear. Space for good sized table and chairs. Door leading into the utility.

#### Utility

1.95m x 1.95m (6' 5" x 6' 5") Plastered and emulsioned ceiling with centre spot lights, extractor fan and smoke alarm, plastered and emulsioned walls, skirting and a continuation of the tiled flooring. A range of matching base and wall units with complementary roll top work surfaces housing an inset stainless steel sink with chrome mixer tap. Wall mounted gas combination boiler housed with in unit, space for washing machine and tumble dryer (currently shelving space). PVCu double glazed window overlooking the side and radiator. Wall mounted electric consumer box. Door leading to the downstairs w.c.

#### Downstairs w.c.

0.95m x 1.95m (3' 1" x 6' 5") Plastered and emulsioned ceiling with inset chrome spot lights and extractor fan, plastered and emulsioned walls, skirting and a continuation of the tiled flooring. Two piece suite comprising pedestal sink with chrome mixer tap and tiling to the splash back areas, low level w.c. and wall mounted radiator. Frosted PVCu double glazed window overlooking the side of the property.

### Landing

Via stairs with fitted carpet, spindle balustrade and handrail. Plastered and emulsioned ceiling with centre light, access to the loft and smoke alarm. Plastered and emulsioned walls, skirting, radiator and fitted carpet. Doors leading to four bedrooms, family bathroom and airing cupboard with fitted shelving.

### Master bedroom

Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted carpet. Fitted wardrobes to remain. Radiator and PVCu double glazed window overlooking the front. Door leading into the en suite.

### En suite

1.84m x 2.02m (6' 0" x 6' 8") Plastered and emulsioned ceiling with inset spot lights and extractor fan. Plastered and emulsioned walls with tiling to the splash back areas and fully tiled to shower area, skirting and tiled flooring. Three piece suite comprising low level w.c. large walk in shower with sliding glass screen and overhead chrome mixer shower and pedestal sink with chrome mixer tap. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the front.

### Bedroom 2

3.13m x 4.12m (10' 3" x 13' 6") Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted carpet. Two built in double wardrobes, radiator and two PVCu double glazed windows overlooking the front.

### Bedroom 3

3.08m x 3.60m (10' 1" x 11' 10") Plastered and emulsioned ceiling with centre pendant light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property.

### Bedroom 4

2.62m x 3.09m (8' 7" x 10' 2") Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, fitted carpet. PVCu double glazed window overlooking the rear and radiator. Two built in double wardrobes,

### Family Bathroom

2.06m x 2.59m (6' 9" x 8' 6") Plastered and emulsioned ceiling with inset chrome spot lights, extractor fan, part emulsioned / part tiled walls and tiled flooring. Three piece suite comprising pedestal wash hand basin with chrome mixer tap, bath with chrome mixer taps and handheld shower attachment, low level w.c. and corner shower with sliding glass screen and overhead chrome mixer shower. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property.

### Outside

Good sized enclosed rear garden laid to Indian sandstone patio, remainder is laid to lawn with raised beds and sleepers to the rear with mature planting. All enclosed with feather edge fencing and outside tap.

Off road parking to the front for two vehicles on the tarmac driveway which leads up to the garage door. Overhead porch canopy with outside lighting. Area laid to lawn with side access to the rear.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	91
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		