

FOR  
SALE



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

£255,000 - Freehold

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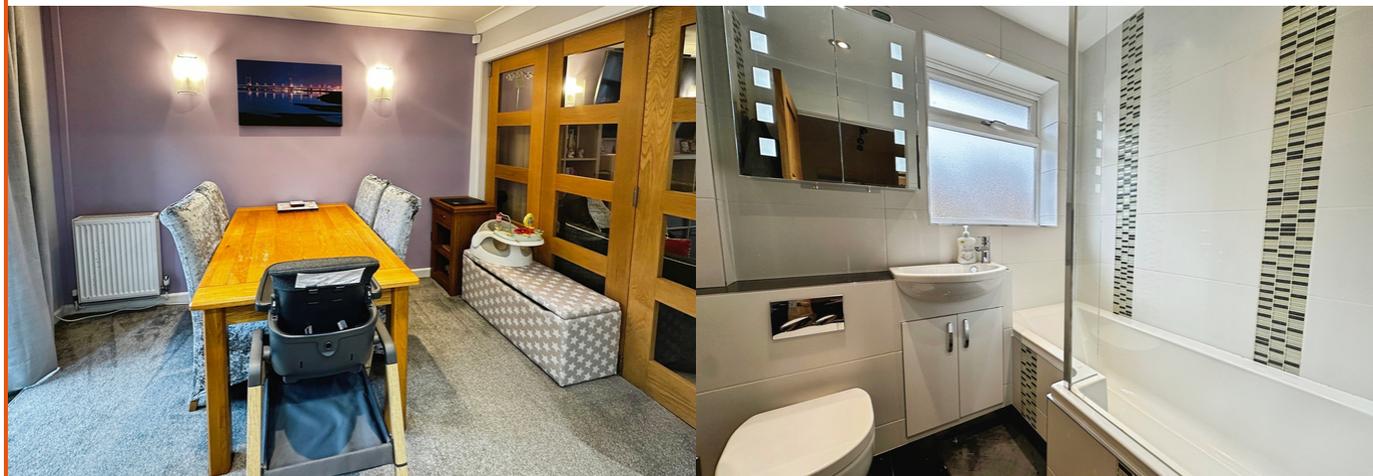
Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Introducing this well presented three bedroom detached home located within the sought after village of Pen-y-Fai which is approximately one mile to the west of Bridgend. There is a local primary school, public house, church and village shop and is ideal for access to the M4 Motorway. Perfect first home. NO ONWARD CHAIN.

## POINTS OF INTEREST

- THREE bedroom detached house
- Kitchen / diner
- Low maintenance enclosed rear garden
- Sought after village location
- Single garage and driveway parking



## ROOM DESCRIPTIONS

### Entrance

1.68m x 1.02m (5' 6" x 3' 4") Access via frosted glazed composite front door with SMART lock into the entrance hallway with central light fitting and Quartz tiles to the floor.

### WC

1.68m x 0.97m (5' 6" x 3' 2") PVCu frosted glazed window to the front. Recessed spotlights. Wall mounted electricity consumer unit. Wall mounted heated chrome towel rail. Two piece suite in white with a WC, wash hand basin with a chrome mixer tap. Wall mounted shelving and mirror. Quartz tiles to the floor.

### Lounge

5.15m x 3.6m (16' 11" x 11' 10") Two PVCu double glazed windows, both with fitted Venetian blinds overlooking the front garden. Central SMART light fitting. Fitted carpet. Stairs to the first floor. Glazed internal bi-fold doors leading through into the open plan kitchen / diner.

### Kitchen / diner

5.1m x 3.4m (16' 9" x 11' 2") Dining space overlooking the rear garden via PVCu double glazed French doors with perfect fit day/night roller blinds. Recess LED spotlights and fitted carpet.

Open archway through into the kitchen area. Overlooking the rear via PVCu double glazed windows with perfect fitted day/night roller blinds. Recess SMART LED spotlights and smoke alarm. Ceramic tiles to the floor. Fitted with a range of low level and wall mounted kitchen units in oak with brushed stainless steel handles and a complementary bullnose work surface. Colour-matched Inset sink with drainer and pull-out mixer tap. Integrated Samsung SMART dual cook electric oven and induction hob with overhead extractor hood. Space for high-level fridge freezer, slim line dishwasher, wine cooler and plumbing for automatic washing machine. Wall mounted Viessmann gas fired combination boiler.

### Landing

Via stairs with fitted carpet and wooden balustrade. Access to boarded loft storage via pull-down ladder. Ceiling mounted positive input ventilation system. Fitted storage cupboard.

### Bathroom

2.04m x 1.71m (6' 8" x 5' 7") Frosted glazed window to the rear. Recessed LED spotlights. Full height ceramic tiles to the walls. Quartz tiles to the floor. Bathroom suite in white with WC, wash hand basin with chrome mixer tap and vanity unit and an 'L-shaped' reinforced bath with glazed shower and over-bath plumbed shower with hand attachment and rainwater head. Wall mounted dual-fuel heated stainless steel towel rail and illuminated, mirrored storage cabinet with LED lights, demister pads and dual-voltage shaver socket.

### Bedroom 1

3m x 3.8m (9' 10" x 12' 6") Overlooking the front via PVCu double glazed window with a fitted sheer blackout double roller blind and finished with recessed LED spotlights and fitted carpet. Wardrobes to remain.

### Bedroom 2

3.1m x 3.15m (10' 2" x 10' 4") Overlooking the rear via PVCu double glazed window with a fitted sheer blackout double roller blind and central light fitting. Fitted carpet. Fitted wardrobes and shelves.

### Bedroom 3

2.05m x 2.65m (6' 9" x 8' 8") Overlooking the front via a PVCu double glazed window with a fitted sheer blackout double roller blind. Fitted storage above the stair bulkhead and wardrobes to remain. Wood effect laminate floor.

### Garage

Detached single garage with a traditional up and over door. Exterior LED light. Interior power, lighting and SMART smoke alarm.

### Outside

Enclosed rear garden laid to patio and decking with a covered pergola. Area of artificial grass (with underlay) and railway sleeper raised bed. Outdoor double electric socket, LED light and Woodford hot and cold freeze-proof outdoor tap. Gated access to the driveway with parking for three vehicles leading up to garage door. Side gated access from the other side of the property. Front garden laid to lawn with outdoor double electric socket.



Awaiting EPC &  
Floorplan