

FOR  
SALE



13 Heol Eglwys, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4LY

£220,000 - Freehold



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## PROPERTY SUMMARY

A characterful mid-terraced three-bedroom home situated in the sought-after village of Pen-y-fai, ideally located close to the local primary school and within walking distance of the village pub and church. The property offers well-proportioned accommodation including two reception rooms, a kitchen with adjoining utility area, downstairs W.C., and a first-floor bathroom. Further benefits include an enclosed rear garden, making this an excellent opportunity to enjoy village living in a popular and well-connected location. Viewing is highly recommended.

## POINTS OF INTEREST

- Three bedroom mid terraced house
- Two reception rooms
- Kitchen with utility
- Downstairs w.c. and first floor bathroom
- Enclosed rear garden



## ROOM DESCRIPTIONS

### Entrance

Via glazed composite door into the entrance hall.

### Entrance Hall

Original tiled flooring, emulsioned ceiling, original coving and feature archway. Radiator, doors leading into two reception rooms and carpeted spindle staircase leading to the first floor. Hive hub and plug socket.

### Reception 1

3.20m x 3.00m (10' 6" x 9' 10") Emulsioned ceiling with original coving, original fireplace with built in storage cupboards either side, PVCu window to the front of the property, radiator and laminate flooring.

### Reception 2

3.10m x 3.20m (10' 2" x 10' 6") Emulsioned and coved ceiling, emulsioned walls, wooden flooring, radiator and PVCu French doors leading out to the rear. Wooden door leading to under stairs storage and glazed wooden door leading into the kitchen. Fireplace with built in storage either side.

### Kitchen

2.50m x 3.10m (8' 2" x 10' 2") Emulsioned and coved ceiling, emulsioned walls, tiled flooring, radiator and PVCu double glazed window and glazed door to the side of the property. A range of matching wall and base units with complementary work surfaces, four ring gas burner with extractor above, built in oven and sink/drainage with stainless steel mixer tap. Space for fridge/freezer, tiled splash backs and wooden glazed door leading into the utility.

### Utility

Emulsioned and coved ceiling, extractor fan, PVCu window to the rear of the property and wall mounted ideal Logic combination boiler. Matching base unit and work surfaces to the kitchen with tiled splash back. Shelving to the walls, space for washing machine, continuation of the tiled flooring and door leading to the downstairs w.c.

### Downstairs w.c.

0.70m x 1.50m (2' 4" x 4' 11") Emulsioned and coved ceiling, emulsioned walls, tiled flooring, frosted PVCu window to the rear of the property, frosted PVCu window to the rear and low level w.c.

### Landing

Via stairs with fitted carpet and spindle balustrade. Split level landing finished with emulsioned and coved ceiling, attic hatch, emulsioned walls, fitted carpet, radiator and doors leading to three bedrooms and family bathroom.

### Bathroom

2.40m x 2.10m (7' 10" x 6' 11") Emulsioned and coved ceiling, extractor fan, emulsioned walls with tiling to the splash back areas, radiator, frosted PVCu double glazed window to the rear of the property and vinyl tile effect flooring. Three piece suite comprising w.c. pedestal wash hand basin with stainless steel mixer tap, panelled bath with stainless steel mixer tap and stainless steel hand attachment and glass shower screen.

### Bedroom 1

2.50m x 3.70m (8' 2" x 12' 2") max. Emulsioned and coved ceiling, original fireplace, laminate flooring, emulsioned walls, PVCu window to the front of the property and radiator.

### Bedroom 2

2.50m x 2.90m (8' 2" x 9' 6") max. Emulsioned and coved ceiling, emulsioned walls, PVCu window to the rear of the property, fitted carpet, original feature fire and radiator.

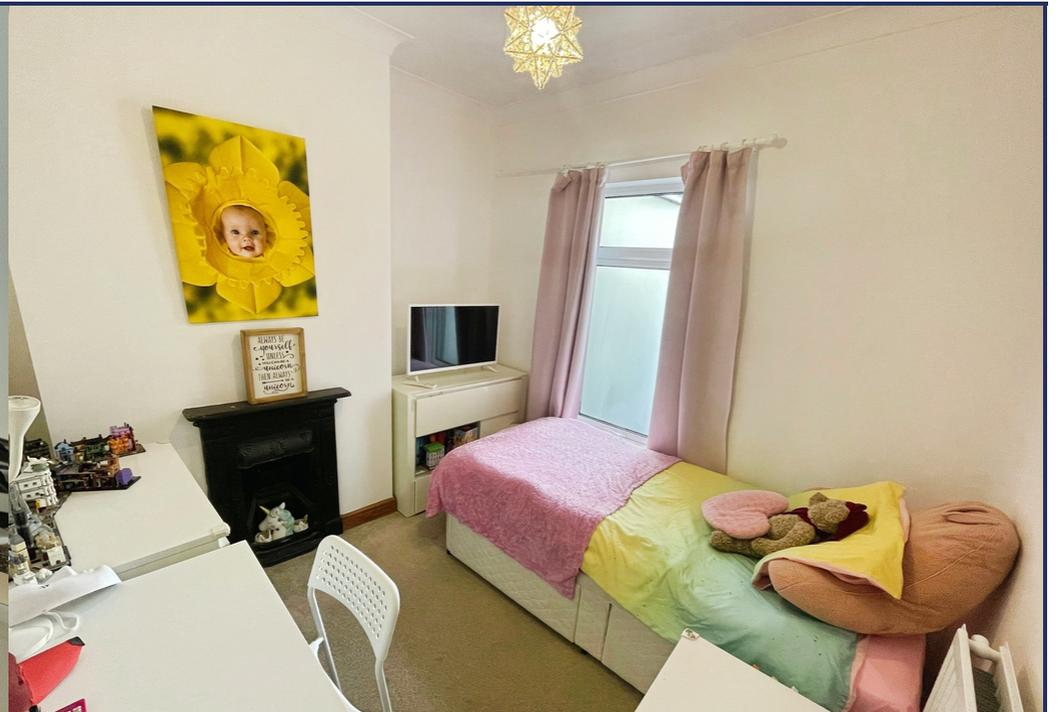
### Bedroom 3

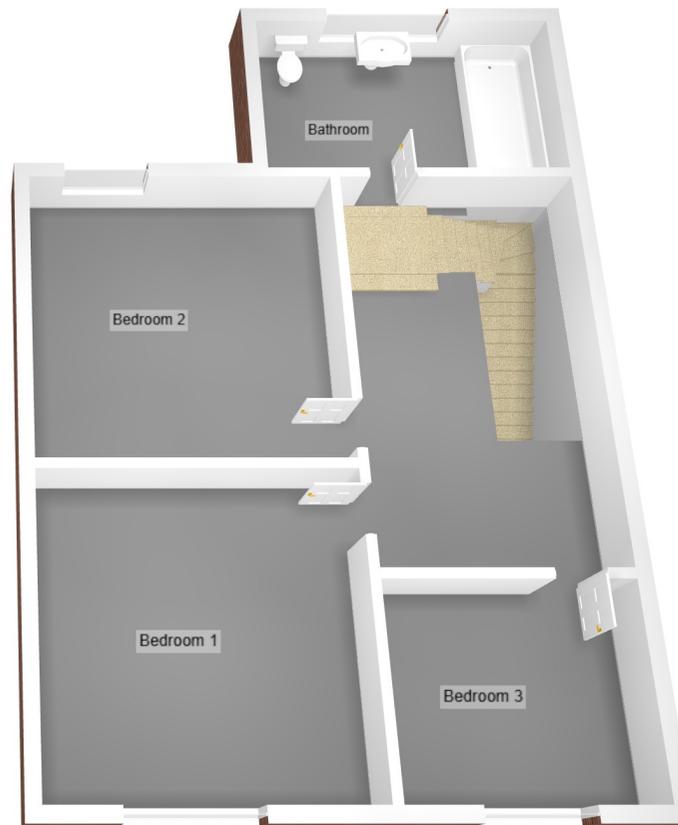
2m x 2.80m (6' 7" x 9' 2") Emulsioned and coved ceiling, emulsioned walls, radiator, PVCu window to the front of the property and fitted carpet.

### Outside

Brick pillars to the front, bound by wrought iron and brick entrance. Paved steps leading to the front door.

Concrete area to the rear with steps leading onto a paved path, two tiered raised decked area bound by fence panels and wooden gate leading to rear access.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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	