

UNDER
OFFER



8 Ysbryd-Y-Coed, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4GF

£455,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Introducing this immaculately presented and spacious four bedroom DETACHED house comprising entrance hall, downstairs w.c. kitchen/diner, utility, study, ORANGERY, EN SUITE to master bedroom, family bathroom, enclosed rear garden, off road parking and DOUBLE GARAGE. Viewing recommended.

POINTS OF INTEREST

- Four bedroom detached house
- Beautifully presented throughout
- Downstairs w.c. / family bathroom / EN SUITE
- Driveway parking / double garage
- EPC - C / Council tax - F
- Kitchen / diner plus utility
- Beautiful orangery and home office



ROOM DESCRIPTIONS

Entrance Hall

Via PVCu frosted leaded glazed front door into the entrance hall finished with artexed and coved ceiling, emulsioned walls, radiator and Karndean wood effect flooring. Doors leading to study, WC, lounge and kitchen/diner. Staircase leading to the first floor.

WC

Artexed ceiling, emulsioned walls, wall mounted security system, frosted PVCu window overlooking the front of the property, radiator and Karndean flooring. Two piece suite comprising low level WC and corner wall mounted sink with tiling to splash back area and mirror above.

Lounge

4.80m x 3.50m (15' 9" x 11' 6") Measurements into the bay. Artexed and coved ceiling, emulsioned walls, PVCu bay fronted window overlooking the front, radiator, focal fireplace with stone surround, gas fire and marble hearth, and Karndean flooring.

Study

3.40m x 2.50m (11' 2" x 8' 2") PVCu bay window to the front, artexed ceiling, emulsioned walls, Karndean flooring and radiator. Fitted shelving and desk area.

Kitchen / Diner

8.20m x 3.20m (26' 11" x 10' 6") Emulsioned and coved ceiling, spot light, decorative lights over the dining table area, emulsioned walls with tiling to splash back areas, radiator, PVCu window overlooking the rear garden and Karndean flooring. A range of wall and base units with complementary work surface. Built in microwave and oven. Four ring gas hob with overhead extractor hood. Built in dishwasher. Franke stainless steel sink and drainer with mixer tap. Opening into the Orangery. Door leading to utility room.

Utility

Artexed ceiling, emulsioned walls with tiling to splash back area, radiator, wall mounted boiler, space for freestanding fridge/freezer, stainless steel sink and drainer. Base unit with complementary work surface. Space for washing machine. Glazed door leading to the side of the property. Door leading to storage/pantry.

Orangery

5.40m x 3.20m (17' 9" x 10' 6") Emulsioned ceiling and walls, lantern skylight, spot lights, PVCu windows overlooking the side and rear of the property, PVCu French doors leading out to rear garden, radiator and Karndean flooring.

First Floor Landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling and walls, access into attic, radiator and fitted carpet. Doors to four bedrooms and family bathroom. Airing cupboard.

Bedroom 1

3.70m x 4.00m (12' 2" x 13' 1") Emulsioned ceiling and walls, PVCu window overlooking the front elevation, radiator and fitted carpet. Built in wardrobes. Solid oak door leading to ensuite.

En-Suite

Emulsioned ceiling, spot lights, extractor fan, chrome towel rail, electric light up mirror, shaver point, vanity mirror, PVCu frosted glazed window overlooking the front of the property, tiled walls and tiled flooring. Three piece suite comprising vanity unit with quartz work surface and low level WC and a further vanity unit with quartz work surfaces housing the sink with mixer tap, and shower enclosure with rainforest shower head and hand attachment.

Bedroom 2

4.30m x 2.70m (14' 1" x 8' 10") Emulsioned ceiling and walls, radiator, PVCu window overlooking the front of the property, radiator and fitted carpet.

Bedroom 3

3.50m x 2.30m (11' 6" x 7' 7") Emulsioned ceiling and walls, PVCu window overlooking the rear of the property, alcoves, radiator and fitted carpet.

Bedroom 4

3.30m x 2.90m (10' 10" x 9' 6") Emulsioned ceiling and walls, radiator, PVCu window overlooking the rear of the property and fitted carpet.

ROOM DESCRIPTIONS

Family Bathroom

Emulsioned ceiling, spot lights, extractor, tiled walls, chrome towel rail and tiled flooring. Three piece suite comprising vanity unit with quartz work surface housing the WC and sink with mixer tap, P shaped bath with rainforest shower head and hand attachment. Electric mirror and PVCu frosted window to the rear of the property.

Outside

Enclosed rear garden with patio area ideal for garden furniture and the remainder laid to lawn with mature trees and shrubs. Courtesy door to the side of the garage.

The front of the property has a Tarmac double driveway and area laid to lawn with mature shrub and decorative stone. Access at the side of the property to the rear garden.

Double Garage

0m x 0m (0' 0" x 0' 0") Detached double garage. Courtesy door to garden.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	