

FOR  
SALE



23 Hillcrest, Pen-Y-Fai, Bridgend, Mid Glamorgan CF31 4NL

£485,000 - Freehold

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

Introducing this versatile and spacious dormer bungalow located within the sought after village of Pen-y-Fai and within easy walking distance of the local primary school as well as ideal for access to the M4 at Junction 36. The property has four double bedrooms, a bathroom and shower room , garage and ample parking for up to 5 cars. Viewing is recommended.

## POINTS OF INTEREST

- FOUR bedroom detached house
- Open plan kitchen / living area
- Feature wood burning stove
- Low maintenance wrap around gardens
- Lovely views from the main bedroom
- Beautifully presented throughout
- Wrap around gardens with generous car parking
- Downstairs bathroom and upstairs shower room



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door with side frosted glazed panel into the entrance porch finished with fitted storage cupboard and terracotta tiled flooring. Frosted glazed PVCu door with side glazed panel into the open plan lounge/diner.

### Open plan lounge/diner

3.70m x 8.30m (12' 2" x 27' 3") Finished with recessed LED spot lights, coving, PVCu double glazed window overlooking the front and the side both with fitted Venetian blinds, emulsioned walls and a solid oak floor. Feature wood burning stove to the corner with granite heath and slate tiles to the recess. Media wall with space for flat screen TV. Open arch through into the kitchen/diner.

### Kitchen/diner

3.00m x 6.80m (9' 10" x 22' 4") To the dining area there is a PVCu double glazed window to the side with a fitted Venetian blind and PVCu double glazed French doors leading out to the rear patio. Space for dining table and chairs and a continuation of the solid oak floor.

The kitchen is arranged with low level and wall mounted units in a shaker style cream with chrome handles and a complementary roll top work surface. Inset one and a half basin sink with swan neck tap and drainer. Integrated electric hob with overhead extractor hood. Fridge/freezer, electric oven and microwave. Plumbing for automatic washing machine and space for tumble dryer.

### Family bathroom

Two PVCu frosted double glazed windows overlooking the rear, central light fitting, half height ceramic tiled walls and tiled flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap. Wall mounted fitted storage.

### Bedroom 2

3.60m x 4.30m (11' 10" x 14' 1") Dual aspect natural light via PVCu double glazed window to the front and to the side both with fitted Venetian blinds. Coved ceiling, emulsioned walls, skirting and fitted carpet.

### Bedroom 4

3.10m x 2.60m (10' 2" x 8' 6") PVCu double glazed window with a fitted Venetian blind to the side and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Under stair storage cupboard.

### First floor landing

Via stairs to the first floor with fitted carpet and wooden balustrade. Frosted glazed PVCu window on the half landing. Doors lead off to two bedrooms and a shower room.

### Shower Room

PVCu frosted glazed window to the rear, central light fitting, ceramic tiled flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap and a quadrant style shower cubicle with glazed doors housing a plumbed shower.

### Bedroom 3

2.50m max x 5.75m max(8' 2" x 18' 10") Double glazed skylight and double glazed PVCu window over the stairwell finished with emulsioned walls, skirting and fitted carpet.

### Bedroom 1

5.15m x 6.00m (16' 11" x 19' 8") Dual aspect natural light via PVCu double glazed windows to the rear and to the side. Recessed LED spot lights, skirting and fitted carpet.

### Outside

Enclosed rear garden laid to patio with steps leading down to an area of decking and artificial grass with raised beds and gated access to the side. Outside storage shed.

External door leading into WC with a frosted glazed window to the side.

Block paviour drive to the side and to the front. Gate to the side leads to hardstanding which provides further car parking. The side garden is laid to patio and chipped stone with ramped access and steps leading to the block paviour hardstanding.

Enclosed front garden laid to chipped stone and block paviour pathway.

### Detached Garage

Traditional up and over door. Power and light. Window.



Awaiting EPC &  
Floorplan