

Clos-y-coed,
Pen-y-fai,
Bridgend,
Bridgend County.
CF31 4GD

250,000



- Three Bedroom Detached tucked away in a cul de sac
- Three Bedrooms
- Master with en-suite
- Lounge/Diner
- Kitchen
- Downstairs Cloakroom
- Bathroom
- Integral garage with internal door
- Quiet cul de-sac in the village of Pen-Y-fai



Ref: PRA10451

General Description

* Three Bedroom Detached with No Chain * Daniel Matthew are pleased to offer for sale this three bedroom detached situated in the quiet village Pen Y Fai. This three bedroom is nesteld in a corner of a quiet cul de sac and comprises a open plan lounge/diner, kitchen, WC and internal door access to the garage on the ground floor. To the first floor a Master bedroom with en-suite and two further bedrooms plus a family bathroom. Further benefits a driveway, integral garage, garden to front and rear.(NO CHAIN). Close to local ammenties and M4 links. Call our team to arrange an appointment 01656 750764.

Accommodation



Entrance Hallway

Enter via side hard wood door, plain walls, textured ceiling, carpet flooring, radiator and access to WC and main downstairs Rooms.



WC (4' 5" x 2' 7") or (1.35m x 0.79m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, vinyl flooring, low level WC and wall mounted wash hand basin with tile splashback.



Lounge/Diner (25' 0" x 10' 6") or (7.62m x 3.20m)

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring, radiator, fireplace with surround, dining area with a UPVC double gazed patio doors to rear, plain walls, textured ceiling, carpet flooring and door access to the kitchen.



Kitchen (12' 2" x 9' 6") or (3.70m x 2.90m)

UPVC hard wood door and window to rear access, Range of wall and base units with complimentary worktops, composite sink and mixer tap, electric oven and gas hob with extractor ove4r, wall mounted Worcester boiler and space for washing machine, plain walls, textured ceiling, laminate flooring and radiator.

Inner Hallway

Inner hallway with access to the first floor and internal door to the garage, plain walls, carpet flooring and textured ceiling.



Landing

UPVC window to side aspect, plain walls, textured ceiling, carpet flooring and access to first floor rooms.



Master Bedroom (10' 7" x 10' 5") or (3.23m x 3.18m)

UPVC double glazed window to front aspect, plain walls, carpet flooring, textured ceiling, fitted wardrobe, radiator and a door leading to the en-suite.



Bedroom Two (11' 8" x 10' 6") or (3.56m x 3.20m)

UPVC double glazed window to rear aspect, plain walls, carpet flooring, textured ceiling and radiator.



Bedroom Three (9' 5" x 8' 6") or (2.87m x 2.60m)

UPVC double glazed window to rear aspect, plain walls, vinyl flooring, textured ceiling and radiator.



Bathroom (8' 6" x 5' 6") or (2.60m x 1.68m)

UPVC double glazed window to front aspect, plain and tile walls, vinyl flooring, textured ceiling, radiator, three piece bathroom suite comprising panel bath, low level WC and pedestal wash hand basin.



En Suite (7' 4" x 4' 7") or (2.24m x 1.40m)

UPVC double glazed window to side aspect, plain and tile walls, vinyl flooring, textured ceiling, radiator, three piece suite comprising shower enclosure and shower, low level WC and pedestal wash hand basin.



Garage

Integral garage with up and over door, internal door, power and light.

Outside

Front- Laid to lawn, driveway, shrubs and side gate access to the garden.

Rear- Fence boundaries, laid to lawn and laid to patio.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 64

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

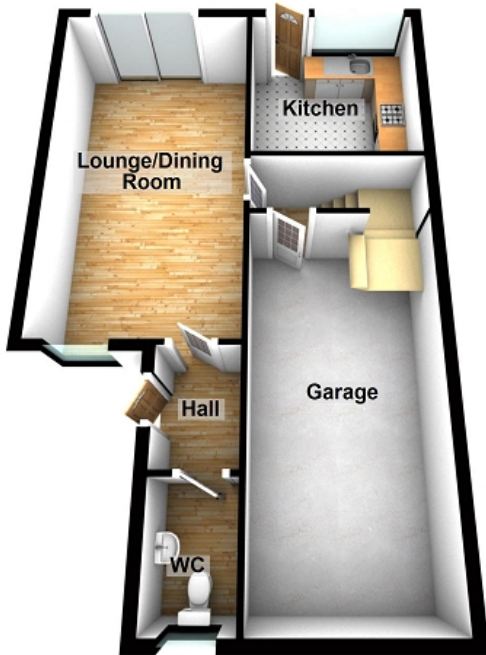
Band D

Deposit: NOT KNOWN



Ground Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



First Floor

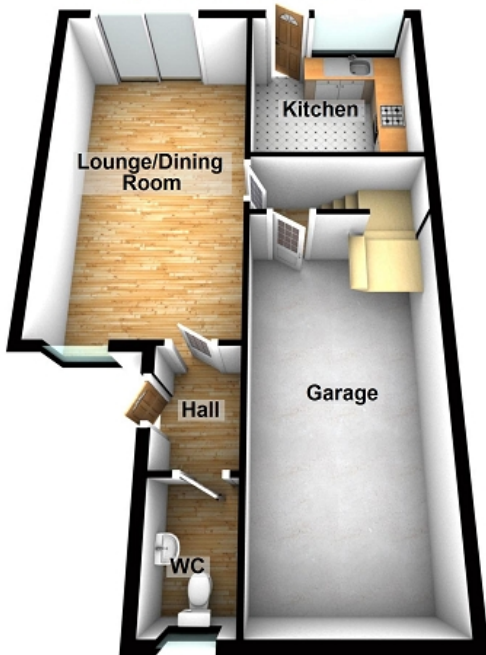
Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 100.1 sq. metres (1077.2 sq. feet)

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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.