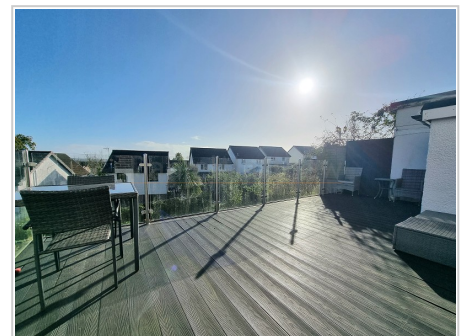
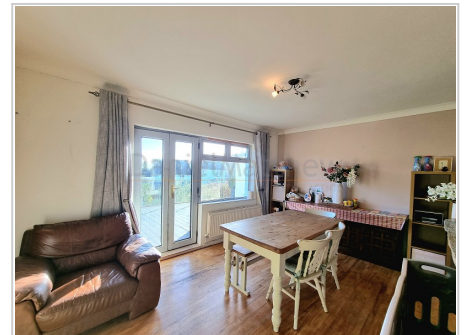


86 Chantal Avenue
Pen-y-fai
Bridgend
Bridgend County
CF31 4NW

£289,950



- Detached Family Home
- Two / Three Reception Rooms
- Four / Five Bedrooms
- Cloakroom /WC
- Ensuite Shower Room Plus Bathroom
- Driveway To Garage Room
- Elevated Decked Area
- Sought After Location



Ref: PRA10682

Viewing Instructions: Strictly By Appointment Only

General Description

*****DETACHED FOUR / FIVE BEDROOM FAMILY HOME***** Situated in a sought after and popular residential locality of Penyfai. This family home comprises of an entrance hallway, lounge, dining room, kitchen, sitting room / bedroom five and WC to the ground floor. To first floor; four bedrooms, ensuite and family bathroom. Further benefits off road parking leading to garage room, good size rear garden with an elevated decked area. Close to amenities including local shop, park, primary school and M4 link. Call our team to arrange a viewing 01656 750764.

Accommodation



Hallway

Enter via front door into a spacious hallway. Skimmed walls and ceiling. Radiator. Wood flooring. Staircase off to first floor with under stairs storage. Doors to ground floor rooms.



Cloakroom/w.c (5' 6" x 3' 4") or (1.67m x 1.02m)

A two piece suite in white which includes a WC and vanity unit with wash hand basin. Half tiled walls. Tiled floor. Radiator. Obscure UPVC double glazed window.



Kitchen (12' 5" x 9' 11") or (3.79m x 3.01m)

A modern fitted kitchen situated to the front of the property which includes a range of wall and base units to include inset draws, coordinating work surfaces, Belfast style sink and mixer taps. Plumbing and space for dishwasher and washing machine. Space for low level fridge and freezer. Range cooker. Skimmed walls and ceiling with spot lights. Ceramic tiled floor. Radiator. UPVC double glazed window to the front and door to the side.



Lounge (14' 10" x 12' 3") or (4.53m x 3.73m)

Situated to the rear with UPVC double glazed window with radiator under and pleasant views over the garden. Skimmed walls and ceiling. Stained floor boards. Double doors into the dining room.



Dining Room (11' 11" x 11' 9") or (3.64m x 3.57m)

To the rear of the property with UPVC window with radiator under and french doors out onto a decked area. Skimmed walls and ceiling. Wood flooring. Brick mantle piece. Double doors leading into lounge.



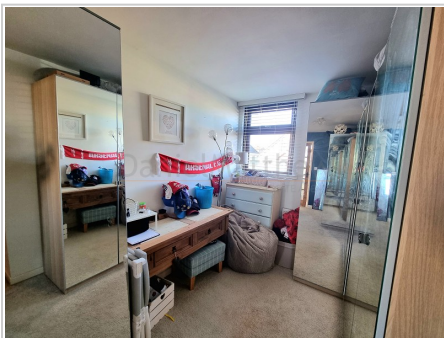
Reception Room/Bedroom (12' 4" x 7' 10") or (3.76m x 2.39m)

Reception Room / Bedroom 5 to the front of the property with UPVC double glazed window. Skimmed walls and ceiling. Stained floor boards. Radiator.



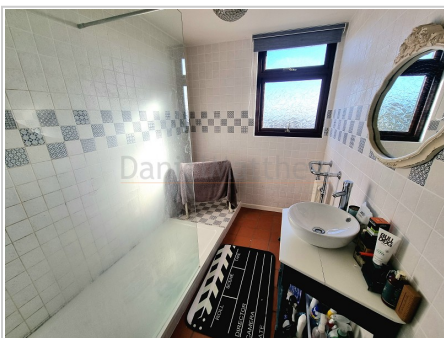
Landing

Skimmed walls and ceiling. Fitted carpet. Access to loft. Storage cupboard. Doors to first floor rooms.



Bedroom One (15' 5" x 7' 8") or (4.69m x 2.33m)

Situated to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets. Door leading to ensuite.



En Suite (8' 6" x 6' 2") or (2.60m x 1.89m)

UPVC obscure double glazed window to rear. Walk in shower with screen. Wash hand basin. Tiled floor and walls. Heated towel rail.



Bedroom Two (10' 8" x 10' 4") or (3.24m x 3.16m)

Situated to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and sloping ceiling. Fitted carpets.



Bedroom Three (11' 7" x 7' 11") or (3.54m x 2.42m)

Situated to the front of the property with UPVC double glazed window. Radiator. Skimmed walls and ceiling. Laminate flooring. Spot lights.



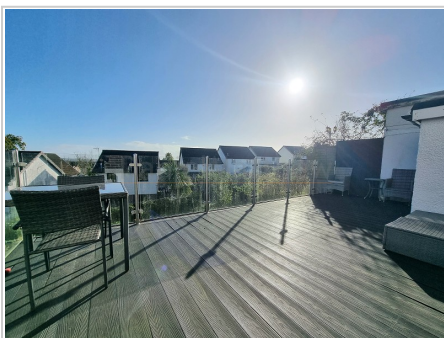
Bedroom Four (11' 7" x 7' 10") or (3.54m x 2.40m)

Situated to the rear of the property with UPVC double glazed window. Radiator. Skimmed walls and ceiling. Laminate flooring.



Bathroom (9' 9" x 7' 10") or (2.97m x 2.39m)

Bathroom suite is in white and comprises of a tiled bath, WC and wash hand basin, provision for a shower cubicle. Tiled floor and walls. Heated towel rail. UPVC obscure glazed window.



Garden

A recently constructed composite elevated decked area. Access into the garage / store room. Steps leading down onto a lower garden area.

The front of the property is enclosed with mature shrubs and bushes. Driveway leading to garage / store room which has a wall mounted central heating boiler.

Services

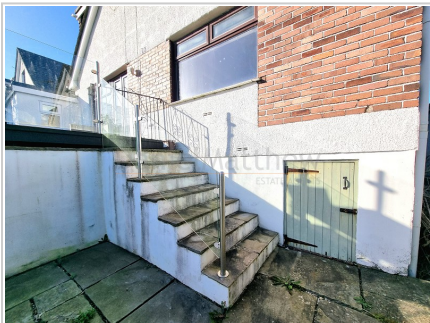
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.