



10 Pen-Yr-Heol, Pen-Y-Fai,
Bridgend, CF31 4ND



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£149,950 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to offer to the market this delightful mid-terraced cottage located in the highly sought-after village of Pen-Y-Fai. Dating back to late 1800s, this original stable to the farmhouse is within walking distance to reputable school; 'Pheasant' public house and close proximity to McArthur Glen Retail Outlet and J36 of the M4. Accommodation comprises; entrance hallway opening into lounge, dining room opening into fitted kitchen. First floor landing, two bedrooms and a 3-piece shower room. Externally enjoying an enclosed front garden and a south-facing private rear garden. EPC Rating; D.

- Bridgend Town Centre 2.9 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 0.8 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the hallway offering space for cloaks and shoes, window to the side and wood-effect vinyl flooring.

Opening into the lounge providing a uPVC window to the front elevation overlooking the garden, wall mounted timber mantle with slate hearth and alcove for feature display. Further offering a built-in shelving area to one side and continuation of wood-effect vinyl flooring.

The versatile Dining Area offers space for dining furniture, a pine staircase leads to the first floor landing and opens into the kitchen.

The Kitchen has been fitted with a range of 'Shaker-style' cream wall and base units with co-ordinating roll edge laminate work surfaces. Plumbing is provided for white goods and space for a tall freestanding fridge freezer and an electric freestanding cooker. Further benefits from; tiled splashback, stainless steel sink unit, large uPVC window to the rear elevation and a courtesy door provides access out to the garden.

FIRST FLOOR

The first floor landing provides a loft hatch, carpeted flooring and a built-in lift-up storage section with padded seat.

Bedroom One is a generous size double room neutrally decorated to offer ample space for freestanding bedroom furniture, a uPVC window is offered to the front aspect overlooking the garden and distant views over the Valley; and further benefits from a built-in sliding door double wardrobe.

Bedroom Two is a small double room with carpeted flooring and uPVC window overlooking the rear.

The Shower Room has been fitted with a 3-piece white suite comprising; single shower enclosure with tiled splashback and waterfall/hand-held shower over, wash-hand basin set within vanity unit and WC. Further benefits from uPVC opaque window, vinyl flooring and a storage cupboard houses the 'Ferroli' combi boiler with shelving for laundry.

GARDENS AND GROUNDS

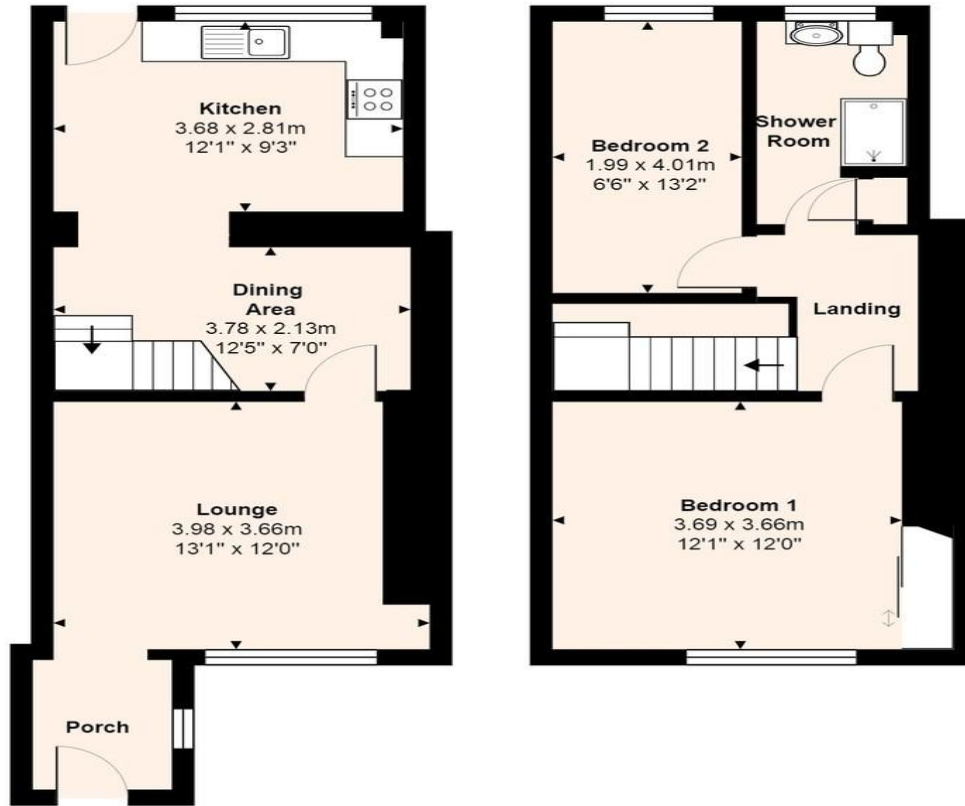
No.10 is approached off the main road through Pen-Y-Fai Village onto an enclosed front garden with wrought iron gate - predominantly laid to lawn ideal space for a vegetable patch - with shrub and chipping borders; and a footpath to the front door.

Accessed from the kitchen; a footpath leads to the rear garden which offers a fully enclosed private space with timber pergola and patio section - ideal for garden furniture. The garden enjoys a south-facing sunny aspect – a pleasant place to sit surrounded by tall tree line and backing onto fields.

SERVICES AND TENURE

All mains services connected. Freehold.





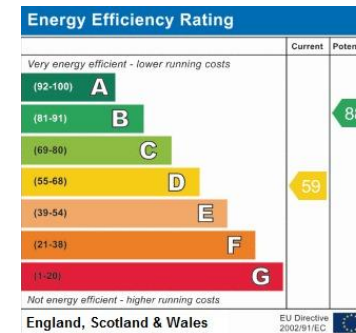
Ground Floor

1st Floor

10 Pen-Yr-Heol
 Total Area: 68.2 m² ... 734 ft²
 All measurements are approximate and for display purposes only



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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