



Bryher, Heol Eglwys
Pen-Y-Fai, Bridgend, CF31 4LY



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£359,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this three double bedroom detached 1950's style property located in the popular village of Penyfai. Within walking distance to local amenities and close proximity to Bridgend Town Centre. Accommodation comprises; entrance hall, lounge, dining room, kitchen, conservatory & shower room. First floor landing, three good sized double bedrooms and a family bathroom. Externally enjoying a private driveway leading into a detached garage with lawned front garden and a sizeable rear garden. EPC Rating "F."

- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed stained glass timber door with window adjacent into the entrance hall offering original blockwork flooring and a carpeted staircase to the first-floor landing.

The lounge is a good sized reception room offering original parquet flooring, uPVC bay window to the front elevation and an open fire. The dining room is a light and airy reception room offering original parquet flooring, a feature fireplace and a uPVC window to the front elevation.

The kitchen has been fitted with a range of shaker style wall and base units with hardwood work surfaces. Space has been provided for a freestanding oven and for white goods. Further features include bamboo flooring, tiled splashback, extractor fan over, a uPVC window to the rear elevation, a Belfast sink and houses the wall mounted combi boiler.

The conservatory offers carpeted flooring, uPVC patio doors provide access to the rear garden and an understairs larder cupboard.

FIRST FLOOR

The first-floor landing offers carpeted flooring, a timber framed window to the side elevation, a uPVC window to the rear elevation and a loft hatch giving access to partly boarded loft space.

Bedroom one is a spacious double bedroom offering exposed floorboards, a uPVC window to the front elevation and two double fitted wardrobes.

Bedroom two is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and space for storage.

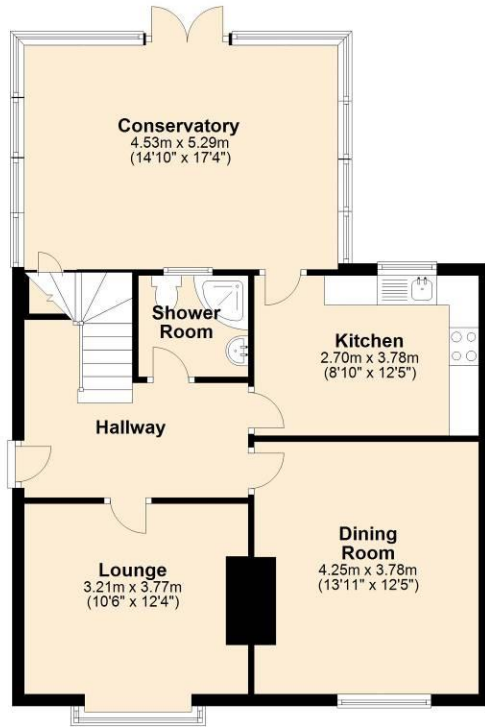
Bedroom three is a further double bedroom offering carpeted flooring, double fitted wardrobe space and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC. Further features include vinyl flooring, partly tiled walls and an obscured uPVC window to the rear elevation.



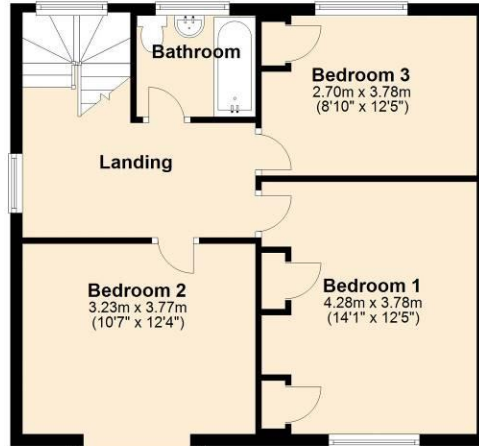
Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.7 sq. feet)



Total area: approx. 130.0 sq. metres (1399.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GARDENS AND GROUNDS

Bryher is accessed off the road onto a private driveway leading into a detached garage which offers full power supply and uPVC patio doors providing access onto the garden. Further offering an outdoor WC and an outhouse. The front garden offers a lawned section surrounded by mature shrubs and plants and enclosed by a brick wall and hedgerow. To the rear of the property lies a well-maintained sizeable garden predominantly laid to lawn with a patio area ideal for garden furniture and a concrete pathway leads to the rear of the garden enclosed by a variety of mature shrubs and plants.

SERVICES AND TENURE

All mains services connected. Freehold.



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