



111 Graham Avenue  
Pen-Y-Fai, Bridgend, CF31 4NP









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£325,000 Freehold

**4 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this four-bedroom detached chalet bungalow located in the popular village of Penyfai. Within walking distance to the Pheasant Public House, reputable schools and close proximity to J36 of the M4. Accommodation comprises; entrance porch, hallway, kitchen/breakfast room, utility room, lounge, dining room, an additional versatile reception room & a single bedroom with en-suite shower room. First floor landing, two double bedrooms, a single bedroom and a family bathroom. Externally enjoying a private driveway and a sizeable rear garden with patio areas and lawned sections with workshop offering full power supply and a greenhouse. EPC rating 'D'.

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- Bridgend Town Centre 2.7 miles
  - Cardiff City Centre 22.4 miles
  - M4 (J36) 2.0 miles
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**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the welcoming porch offering two uPVC windows, tiled flooring, space for doaks and a courtesy door provides access into the hallway offering carpeted flooring and a carpeted staircase to the first-floor landing with an under stairs storage cupboard.

The lounge is a generous sized reception room offering carpeted flooring, a large uPVC window overlooking the rear patio and a wood burner set on a tiled hearth and surround.

The dining room is a good-sized reception room offering carpeted flooring, a uPVC window to the rear elevation and ample space for free standing furniture.

The kitchen/breakfast room has been fitted with a range of beech wall and base units and vinyl worksurfaces. Integral appliances to remain include; oven and grill, 4-ring induction hob with extractor fan over and dishwasher. Further features include vinyl flooring, uPVC windows to the side and front elevation, a one and a half stainless steel sink unit and tiled splashback. The breakfast area offers space for a dining room table.

The utility room offers additional base units, space for white goods, cupboards for storage and an obscured uPVC window to the front elevation.

An additional versatile reception room is located to the rear of the property and offers carpeted flooring, a large uPVC window overlooking the rear garden and space for free standing furniture.

Bedroom four is a comfortable single bedroom offering carpeted flooring, a uPVC window to the side elevation and leads into a 3-piece en-suite shower room.

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### FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space. A cupboard houses the combi boiler and an additional sizeable cupboard for storage.

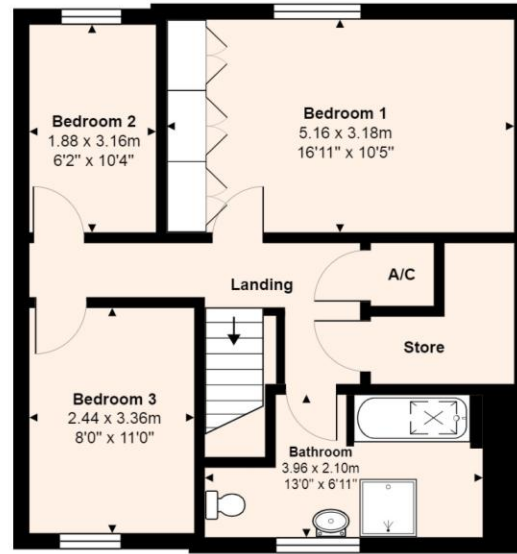
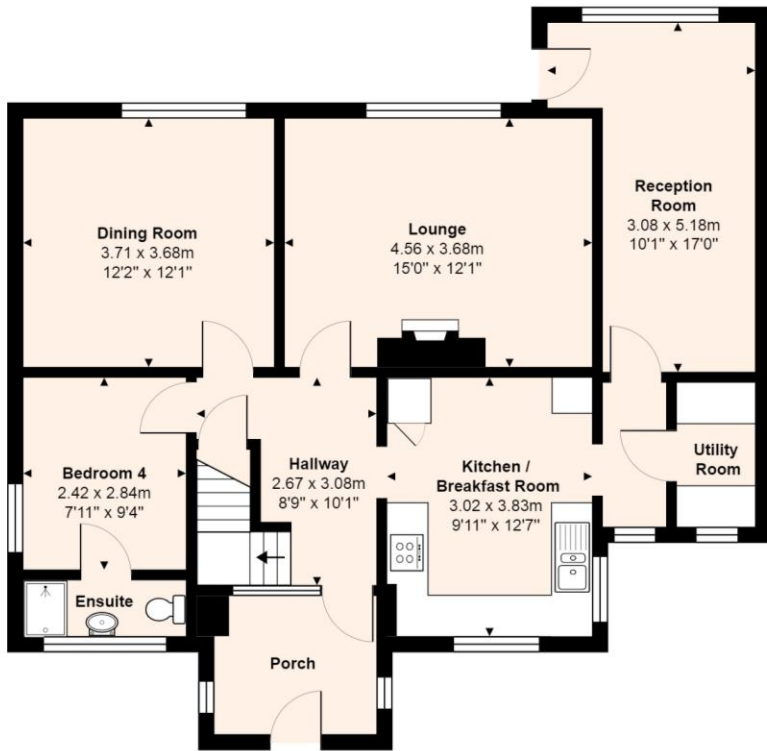
Bedroom one is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and fitted wardrobe space.

Bedroom two is currently utilised as a home study offering carpeted flooring and a uPVC window to the rear elevation.

Bedroom four is a further double bedroom offering carpeted flooring and a uPVC window to the front elevation.

The bathroom has been fitted with a 4-piece suite comprising; panelled bath, walk-in shower cubicle, wash hand basin and WC. Further features include partly tiled walls, a Velux window and a uPVC window to the front elevation.





Ground Floor

1st Floor

111 Graham Avenue  
 Total Area: 137.1 m<sup>2</sup> ... 1476 ft<sup>2</sup>  
 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.

### GARDENS & GROUNDS

No. 111 is accessed off the road onto a block-pavement private driveway with space for three vehicles and offers raised planted borders. To the rear of the property lies an extensive beautifully maintained garden with a raised patio area enclosed by uPVC roof with steps leading down to an additional patio area, a lawned area and decking enclosed by feather edge fencing. The property also enjoys a workshop with full power supply and a greenhouse.

### SERVICES & TENURE

All mains services connected. Free hold.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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wattsandmorgan.wales

