



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



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£349,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market an extended, immaculately presented three bedroom semi-detached property situated in the desirable village of Pen-Y-Fai. The property offers easy access to local amenities, road and rail links and reputable schools. The accommodation comprises; entrance porch, hall, lounge, kitchen/dining room, study, ground floor utility/WC. First floor landing, master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Externally the property benefits from private driveway, single garage, front and rear gardens. EPC Rating "D"

Directions

- Bridgend Town Centre 2.0 miles
- Cardiff City Centre 22.6 miles
- M4 (J36) 2.1 miles

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a uPVC partially glazed door into entrance porchway with ceramic floor tiles and uPVC window. Door leads off into entrance hall featuring glass balustrade and carpeted staircase to first floor landing, karndean flooring.

The living room is a sizeable reception room with karndean flooring, uPVC window to the front elevation with shutters, central wood burning stove set on a slate hearth with timber mantelpiece, ample space for freestanding furniture. Double doors lead off into kitchen/diner.

The extended kitchen/dining room features a contemporary range of wall and base units with roll top granite work surfaces and upstands. The kitchen benefits from a central island with breakfast bar. 'Beko' integral appliances to remain include; double oven, microwave, 5-ring gas hob with extractor fan, dishwasher, fridge freezer and wine cooler. Further features include; high gloss wood effect porcelain floor tiles and uPVC window to the rear elevation. The kitchen opens into a large dining area with double doors leading out to the rear garden.

The kitchen leads into a utility/pantry cupboard fitted with shelving and offering space for freestanding white goods and karndean flooring.

The study is a versatile additional reception room with uPVC window to the side elevation and fitted window shutters, karndean flooring.

The ground floor utility/WC has been fitted with a 2-piece white suite comprising low level dual flush WC and wall mounted sink inset within vanity unit. The utility has been fitted with wall units and a laminate work surface with under-unit space for washing machine and tumble dryer.

FIRST FLOOR

The first-floor landing features uPVC window to the side elevation and carpeted flooring.

Bedroom one is a spacious double bedroom with uPVC window to the front elevation with fitted shutters, built-in bedroom furniture and wardrobes and carpeted flooring. En-suite shower room has been fitted with a 3-piece white suite comprising low level dual flush WC and pedestal sink, corner shower cubicle, high gloss floor and wall tiles, uPVC obscured glazed window to the front elevation with fitted shutters.

Bedroom two is a further double bedroom with uPVC window to the rear elevation and carpeted flooring.

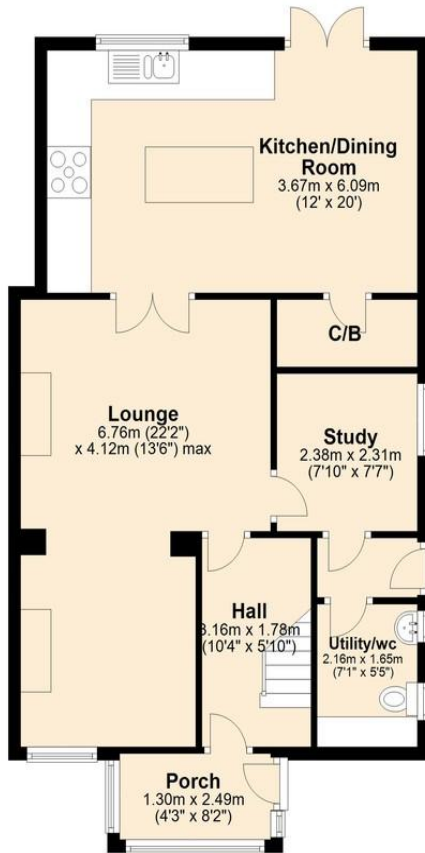
Bedroom three is a further double bedroom with uPVC window to the rear elevation and carpeted flooring.

The family bathroom has been fitted with a contemporary 3-piece white suite comprising low level dual flush WC and wall mounted sink inset within vanity unit and walk-in power shower. Further features include; uPVC obscured glazed window to the side elevation, high gloss floor and wall tiles.



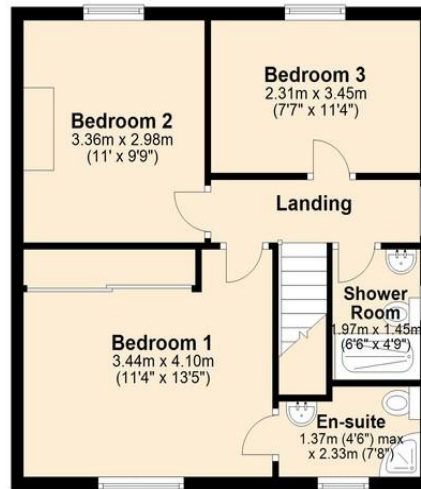
Ground Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



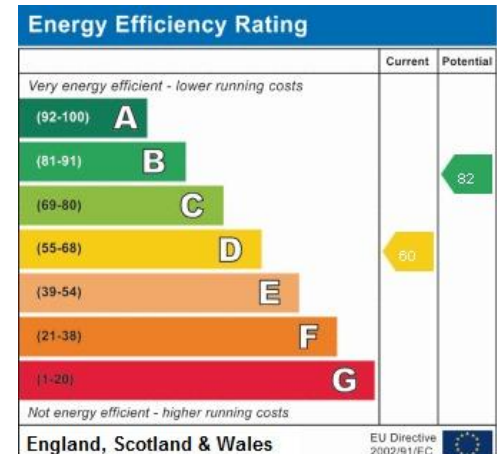
Total area: approx. 115.8 sq. metres (1246.9 sq. feet)

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.

GARDENS AND GROUNDS

The property is situated off the road onto a shared gravelled driveway leading to a private drive providing parking for 3 vehicles beyond which is a single garage with manual up and over door. To the front of the property is a lawned forecourt style garden whilst to the rear of the property is a sizeable paved and lawned garden enclosed by a surrounding feather edged fencing and has a variety of low maintenance mature shrubs, trees, and plants. The garden enjoys a private outlook.



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