



Flat 1, Thornfield Mews
Heol Eglwys, Pen-y-Fai, CF31 4LY



Flat 1, Thornfield Mews

Heol Eglwys, Pen-y-Fai, CF31 4LY

£175,000 Leasehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to offer to market this generously sized two bedroom ground floor flat located in a sought after area of Pen-y-Fai. Within walking distance to local amenities and close proximity to Junction 36 of the M4 and McArthur Glen Retail Outlet. Accommodation briefly comprises: entrance hallway, two bedrooms, family bathroom, spacious living room and kitchen/breakfast room. Externally the property enjoys a private low maintenance communal rear garden with two parking spaces to the front and one parking space to the rear. Viewing highly recommended to appreciate this spacious property. EPC Rating "C"

Directions

- Bridgend Town Centre 1.9 miles
 - Cardiff City Centre 22.4 miles
 - M4 (J36) 2.2 miles
-

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

ACCOMMODATION

Entrance via a uPVC glazed window with side window into entrance hallway with access to partially boarded loft. Bedroom one is a double bedroom with uPVC window to the front elevation, double fitted wardrobes and carpeted flooring. Bedroom two is a further double bedroom with fitted wardrobes and uPVC window to the front elevation. The family bathroom is a 5-piece suite comprises; a grand bath with mixer tap, corner shower cubicle, wash-hand basin inset with vanity unit and storage, bidet and low level WC. Further features include spotlights, towel rail, fully tiled walls and floors.

The lounge is a spacious size with a uPVC window overlooking the rear, electric fireplace and carpeted flooring.

The kitchen/breakfast room is a generous size offering a range of wall and base shaker style units with laminate work surfaces. Integral appliances to remain include 'Neff' electric oven and microwave, 'Neff' 5-ring electric hob with 'Neff' extractor fan over, 'Neff' integral dishwasher, 'Neff' tumble dryer, 'Logic' washing machine and 'Neff' fridge freezer. A cupboard houses the combination boiler. Further features include a porcelain sink and drainer unit, vinyl flooring, uPVC window to the rear elevation overlooking the village and ample space is offered for dining room furniture.

GARDENS AND GROUNDS

Flat 1 is accessed off Heol Eglwys onto a shared concrete driveway which leads onto a parking area with two allocated parking spaces and one visitors space behind, the side of the property has a garden with mature shrubs and space for a storage shed. The rear of the property offers a communal garden, green space with courtesy wrought iron gates leading onto the main road.

SERVICES AND TENURE

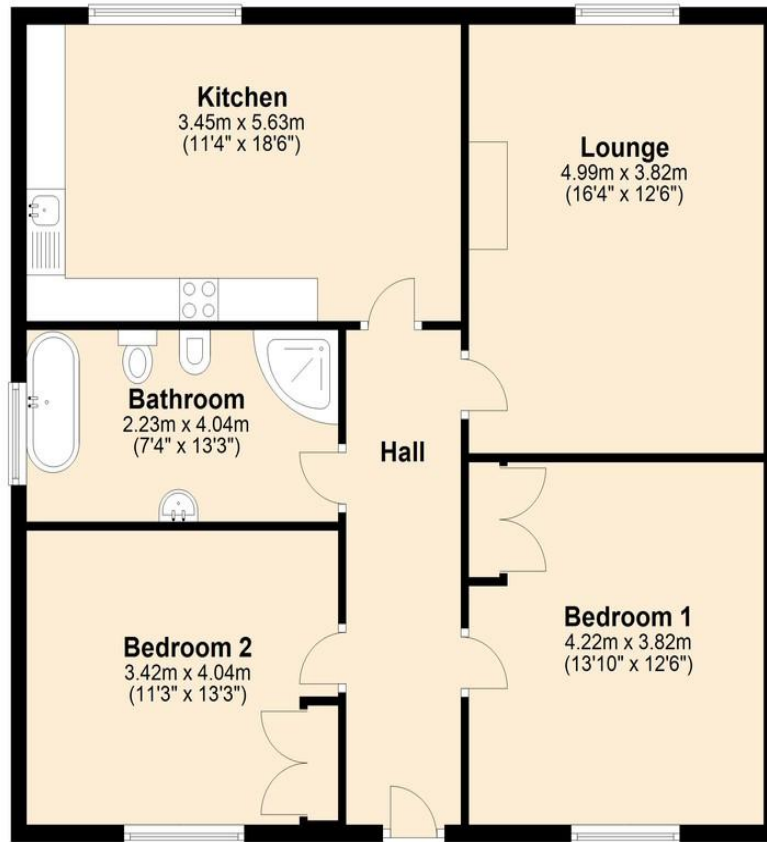
All mains services connected. Leasehold - 999 year lease dating from 2000.

No maintenance or ground rent charges.

A quarter of the building insurance is payable annually (payable between four residents).

Ground Floor

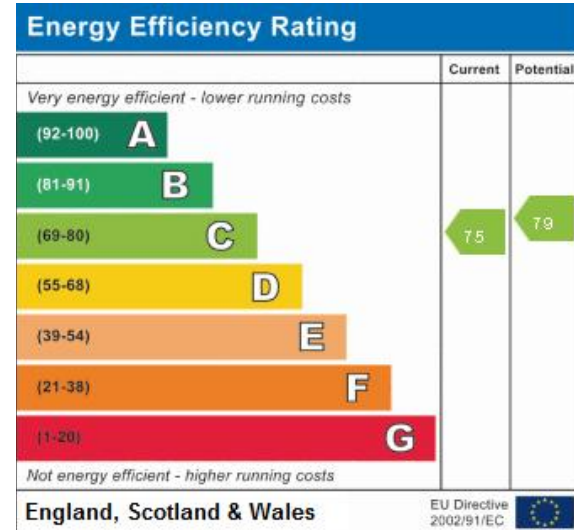
Approx. 88.9 sq. metres (956.5 sq. feet)



Total area: approx. 88.9 sq. metres (956.5 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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

