



Arosfa , 11 Pen-yr-heol
Pen-y-fai, Bridgend, CF31 4ND





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£420,000 Freehold

3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A Detached Property On A Substantial Plot In The Popular Village Of Pen-Y-Fai Overlooking The Common. The Property Briefly Comprises; Porch, Entrance Hall, Sitting Room, Living Room, Dining Room, Kitchen, Cloakroom/Shower Room, First Floor Landing, Three Bedrooms, Family Bathroom, And Separate Shower Room. Externally The Property Benefits From A Large Paved Area To The Front With, A Detached Garage With Further Off Road Parking To The Rear. A Paved Patio Area And A Large Lawned Rear Garden. EPC Rating: 'D'.

Directions

- Bridgend Town Centre 3.5 miles
- Cardiff City Centre 21.5 miles
- M4 (J36) 2.4 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

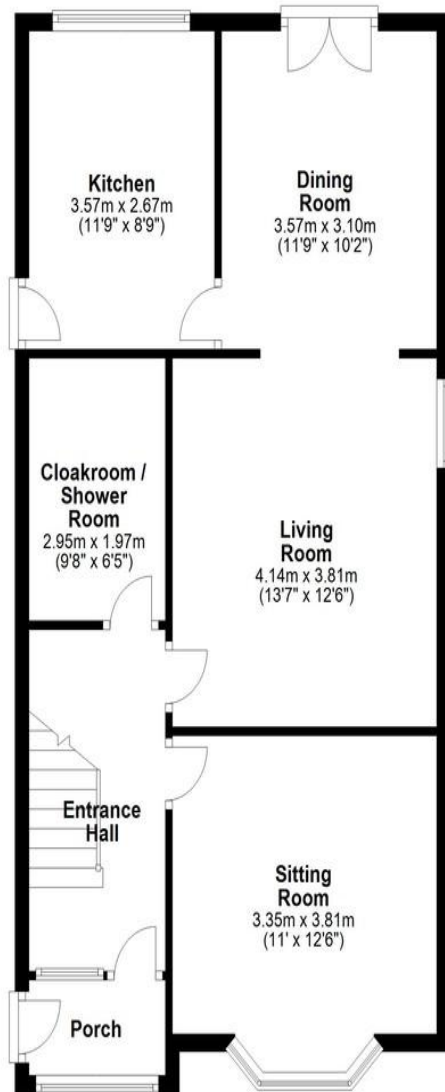
Entrance though obscured double glazed uPVC door into Entrance Porch. Ceramic tiled floor, central ceiling light point, central heating radiator. Obscured double glazed window to front elevation. The entrance hall offers original block flooring. Carpeted staircase leading to first floor landing. uPVC double glazed window to side elevation. The sitting room offers a central fireplace and central ceiling light point, central heating radiator, carpeted flooring. Double glazed uPVC bay window to front elevation. The downstairs shower room has been comprehensively fitted with a three-piece white suite comprising; low level WC, wash basin and walk-in shower cubicle with thermostatic shower over. Range of fitted base and wall units with roll top laminate work surface. Cupboard containing wall mounted gas central heating boiler. Recessed ceiling spotlights. Chrome effect heated towel rail. Obscured double glazed uPVC window to the side elevation. The main living room is a spacious reception room featuring a Charnwood Stove Log burner, original block flooring and a stained glass obscured double glazed uPVC window to side elevation. The dining room offers double glazed uPVC patio doors leading to rear enclosed garden and ample space for free standing dining furniture. The kitchen has been comprehensively fitted with a range of base and wall units with roll top laminate work surface and inset two bowl stainless steel sink. Freestanding 'Zanussi' gas double oven with four ring hob and stainless-steel extractor hood over. Space for freestanding washing machine and fridge freezer. Ceramic tiled flooring. Tiled splashbacks, central heating radiator, central ceiling light point. Double glazed uPVC window to the rear elevation and obscured double glazed uPVC door to side elevation.

FIRST FLOOR

First floor landing offers carpeted flooring, double glazed uPVC window to the side and access to the loft hatch. Bedroom one has been fitted with a range of wardrobes, central ceiling light point, central heating radiator. Double glazed uPVC window to rear elevation. Bedroom two offers carpeted flooring, central heating radiator, central ceiling light point, double glazed uPVC bay window to front elevation. Bedroom three offers carpeted flooring, central ceiling light point, central heating radiator, double glazed uPVC window to rear elevation. The family bathroom has been fitted with a three-piece white suite comprising, low level dual flush WC, vanity unit with inset wash basin, and corner bath. Vinyl flooring, heated towel rail, central ceiling light point, wall mounted light point. Obscure double-glazed uPVC window to front elevation. The shower room has been fitted with a shower cubicle with thermostatic shower over. Tile effect laminate flooring, heated towel rail. Recessed ceiling spotlights. Obscured double glazed uPVC window to side elevation.



Ground Floor



First Floor



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

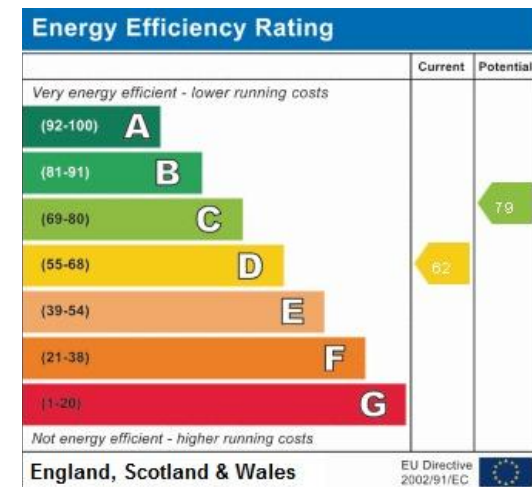
GARDENS AND GROUNDS

The front of the property is laid with block brick paved driveway providing ample off-road parking, and a low maintenance gravelled area with mature shrubbery. The garden is surrounded by a brick wall and is entered through timber five bar gate. The driveway continues to the side of the property and leads to the single detached garage with manual up and over door, two windows to the rear and loft storage space.

The rear enclosed garden has a continuation of block brick paving parking area providing further off-road parking. Paved patio area enclosed by brick wall with flower borders. A paved pathway leads down the side of the large rear garden which is laid to lawn with a variety of mature trees.

SERVICES AND TENURE

Freehold. All mains connected.





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