



## 5 Pen-yr-Heol, Pen-Y-Fai

£399,950 Freehold

FOUR BEDROOM DETACHED COTTAGE • LOUNGE AND SITTING ROOM • KITCHEN OVER LOOKING THE BEAUTIFUL GARDEN  
 • UTILITY ROOM, LEAN TO AND SPACIOUS INNER HALLWAY • FOUR BEDROOMS • FAMILY BATHROOM AND DOWNSTAIRS  
 WC • GENEROUS GARDEN, SUMMER HOUSE, MULTIPLE AREAS FOR ENTERTAINING AND RELAXING • LOCATED IN THE  
 BEAUTIFUL VILLAGE OF PEN Y FAI • 360 TOUR A MUST TO VIEW

**DanielMatthew**  
 ESTATE AGENTS





Rarely Available! Traditional 4-bed detached home, beautifully presented in sought-after Pen-Y-Fai village. Spacious living spaces, 4 bedrooms, family bathroom, large garden, vegetable patch. Ideal for a growing family! Call 01656 750764 to view.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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### Entrance Hallway

Enter via UPVC double glazed door to porch area, UPVC double glazed window to front aspect, textured ceiling, tiled flooring, plain walls, radiator, UPVC double glazed internal door to hallway, stairs leading to first floor, door to ground floor rooms.

### Lounge

13' 3" x 11' 5" (4.03m x 3.48m)

UPVC double glazed window to rear aspect with double shutter doors, textured ceiling, plain walls, electric fire and surround, radiator, laminate flooring, double doors leading to sitting room.

### Sitting Room

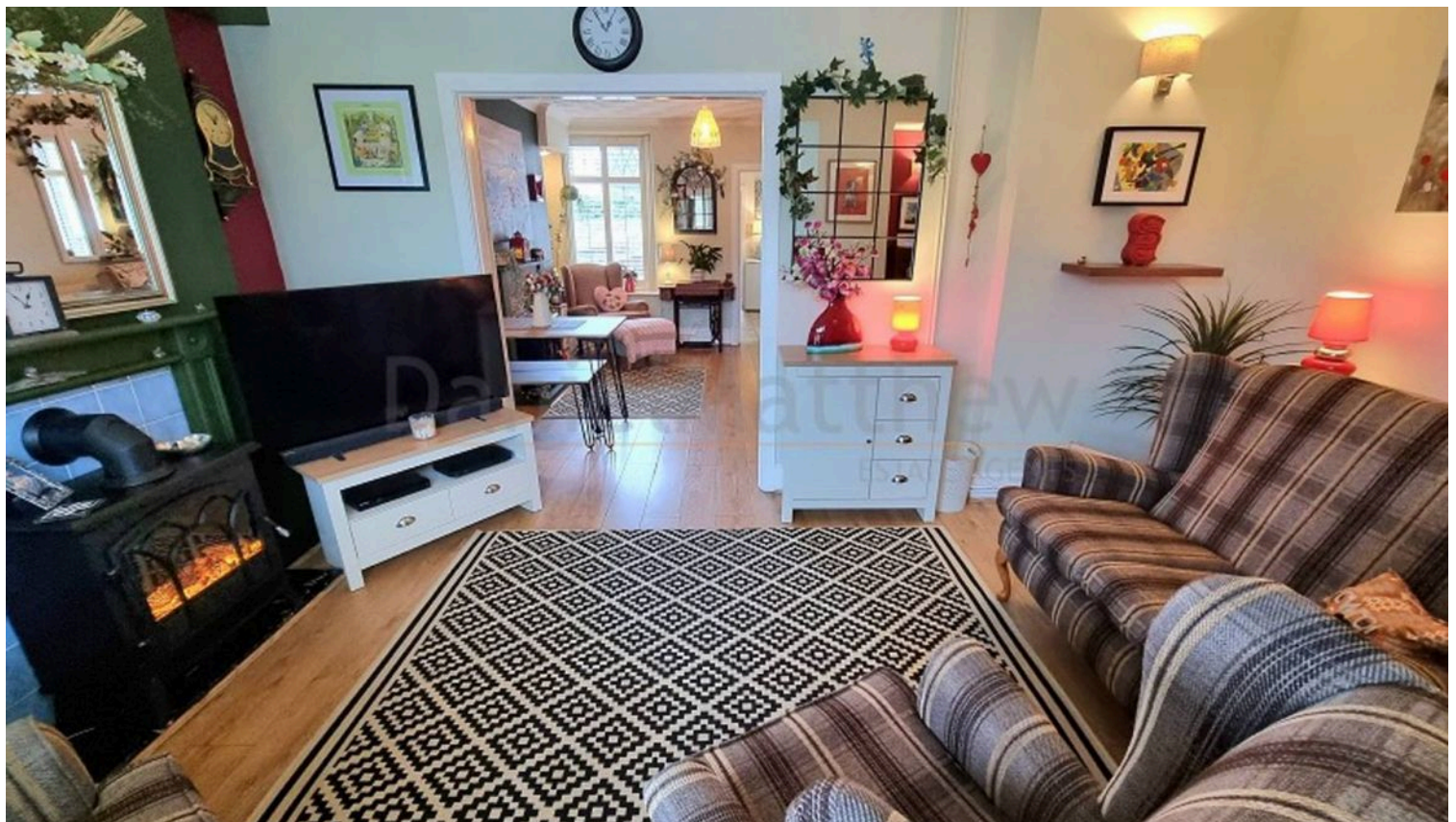
9' 1" x 14' 6" (2.76m x 4.41m)

UPVC double glazed bay front window with shutters, textured ceiling, plain walls, laminate flooring, radiator, electric heater with surround.

### Utility

10' 7" x 9' 2" (3.23m x 2.79m)

UPVC double glazed window with shutter to side aspect, textured ceiling, plain walls with tiled splashback. Matching wall and base units, plumbing for washing machine, space for tumble dryer, space for under counter fridge, understairs pantry cupboard, stainless steel sink/drain, door to inner hallway, UPVC double glazed door to lean to.





**Inner Hallway**

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, tiled flooring, door to cloakroom.

**w/c**

UPVC double glazed obscured window to side aspect, textured ceiling, tiled walls and floor, low level WC, wash hand basin.

**Landing**

Two UPVC double glazed window to rear aspect both with shutters, textured ceiling, access to loft, plain walls, carpet flooring, radiator, doors leading to all first floor rooms.

**Kitchen/Breakfast Room**

14' 9" x 9' 10" (4.50m x 3.00m)

UPVC double glazed window with shutters to side aspect, dual aspect UPVC double glazed doors leading to rear garden. Matching wall and base units, space for fridge/freezer, space/plumbing for a dishwasher, stainless steel sink/drainer, tiled flooring.

**Lean To**

UPVC double glazed lean to with door leading to rear garden, door leading to side hallway.

**Bedroom One**

18' 3" x 9' 11" (5.56m x 3.02m)

Beautiful spacious bedroom 18ft x 9 ft with a UPVC double glazed window with shutters to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, fitted wardrobes.



**Bedroom Two**

11' 6" x 10' 9" (3.51m x 3.28m)

UPVC double glazed window to side aspect, textured ceiling, plain walls, carpet flooring and radiator.

**Bedroom Three**

11' 10" x 10' 6" (3.61m x 3.20m)

UPVC double glazed window with shutters, plain ceiling, plain walls, carpet flooring, radiator.

**Bedroom Four**

8' 8" x 7' 7" (2.64m x 2.31m)

UPVC double glazed window with shutters to front aspect, textured ceiling, plain walls, carpet flooring, radiator.

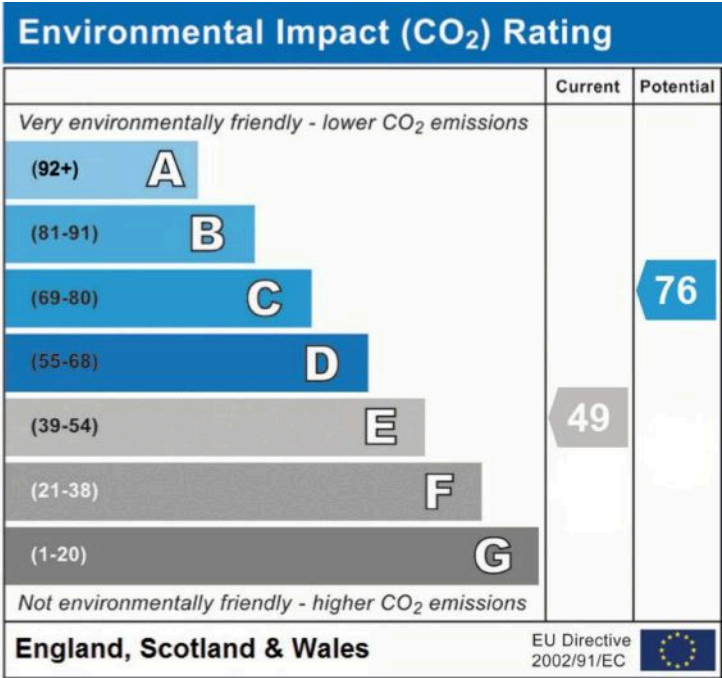
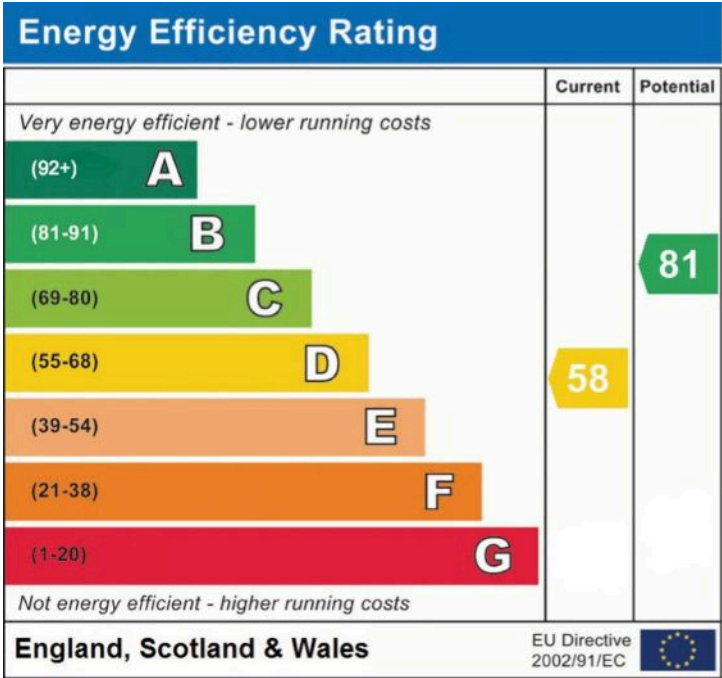
**Bathroom**

10' 6" x 5' 7" (3.20m x 1.70m)

UPVC double glazed obscured window to side aspect, plain ceiling, tiled splashback walls and flooring, panelled bath with shower over, pedestal wash hand basin, low level WC, shower cubicle, radiator.

**Garden**

Front – Open views across common land and small private patio area to front. Rear – Large rear garden to rear with a multitude of uses. Comprising patio area, decking area, laid to lawn and shed, summer house shed with lighting and electric. To the bottom of the garden you pass through gates to a further garden currently being used as a vegetable patch. Mature trees and shrubs.

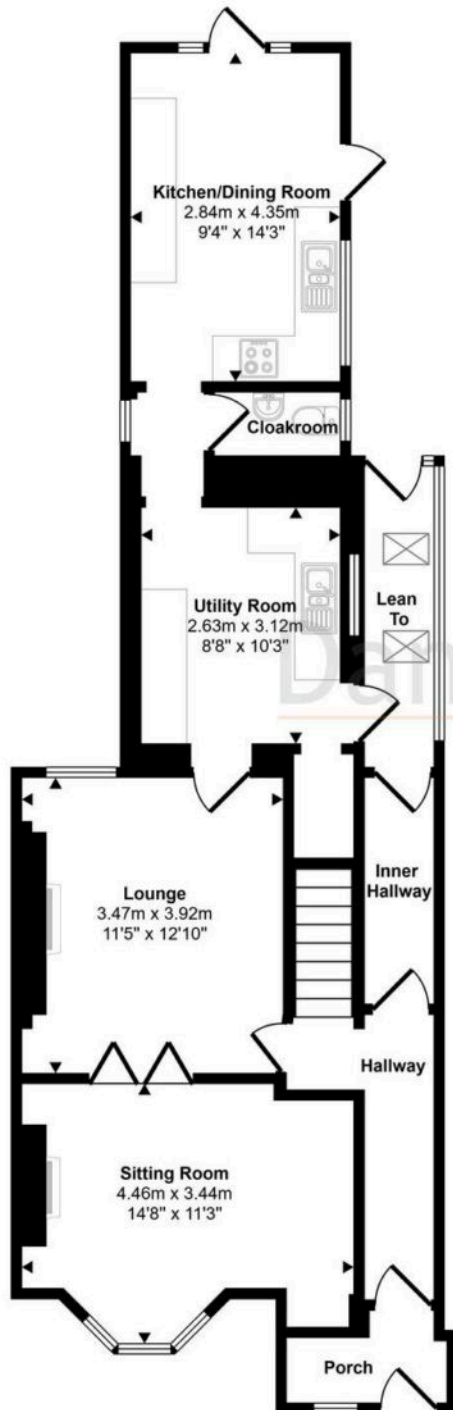








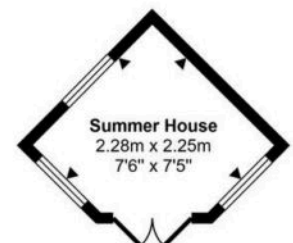
Approx Gross Internal Area  
145 sq m / 1558 sq ft



Ground Floor  
Approx 75 sq m / 805 sq ft



First Floor  
Approx 65 sq m / 702 sq ft



Summer House  
Approx 5 sq m / 50 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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