



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





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## Pen-Y-Fai, Bridgend, CF31 4LY

£374,950 Freehold

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

Watts & Morgan are pleased to present to the market this spacious three bedroom dormer bungalow located in the popular village of Penyfai. Within walking distance to local amenities and close proximity to Bridgend Town Centre. Accommodation comprises; entrance hall, open plan kitchen/diner/living space, lounge, additional versatile reception room/bedroom, bathroom & conservatory. First floor landing, three good sized double bedrooms with en-suite shower rooms. Externally enjoying a private driveway with detached garage and a sizeable private rear garden predominately laid to lawn. EPC Rating "C."

- Bridgend Town Centre 2.2 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.5 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering carpeted flooring and all doors lead off.

The open plan kitchen/diner/living room is a fantastic sized family room which has been fitted with a range of high gloss wall and base units with granite work surfaces and a co-ordinating island with space for high stools offering a Belfast sink unit. Integral appliances to remain include; double oven and grill, 5-ring gas hob with extractor fan over, fridge freezer and a dishwasher. Space and plumbing has been provided for white goods.

Further features include laminate flooring, a uPVC window to the side elevation and a courtesy uPVC door providing access to the rear garden. The dining room offers ample space for freestanding furniture, continuation of laminate flooring a carpeted staircase leading to the first floor landing and uPVC French doors provide access into the conservatory.

The lounge is a good sized reception room offering carpeted flooring, uPVC windows to the front elevation, a log burner and ample space for freestanding furniture.

A versatile reception room/Bedroom four is offered to the front of the property and benefits from carpeted flooring, a uPVC bay window and space for freestanding furniture.

The fully tiled family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin set within a vanity unit and WC. Further features include tiled flooring and an obscured uPVC window to the side elevation.

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### FIRST FLOOR

The first floor landing offers carpeted flooring and a cupboard for storage.

The master bedroom is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation, uPVC French doors and recessed spotlights. An opening leads into a walk-in dressing room with fitted wardrobe space. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include partly tiled walls, tiled flooring and an obscured uPVC window to the side elevation.

Bedroom two is a spacious double bedroom offering carpeted flooring and two uPVC windows to the front elevation. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. A cupboard houses the combi boiler.

Bedroom three is a further double bedroom offering carpeted flooring and a uPVC window to the front elevation. Leading into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, partly tiled walls and a heated towel rail.

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**GARDENS AND GROUNDS**

Hemingford is accessed off Heol Egwyls onto a resin driveway with access via private wrought iron gates with space for two vehicles. The front garden offers a stone chipping section with planted borders and enclosed by a brick wall. To the rear of the property lies a n enclosed sizeable garden predominantly laid to lawn, offering a detached garage with manual up and over door and power supply.

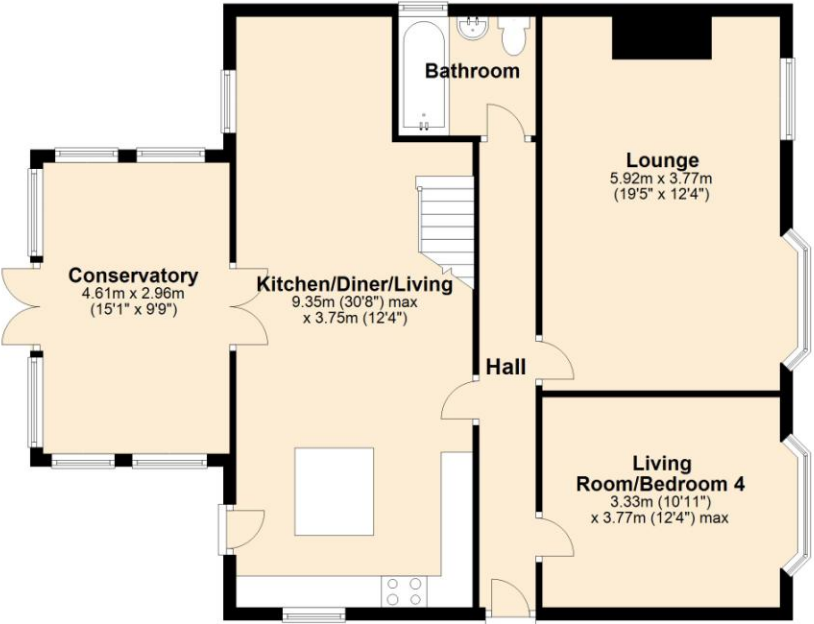
**SERVICES AND TENURE**

All mains services connected. Freehold.



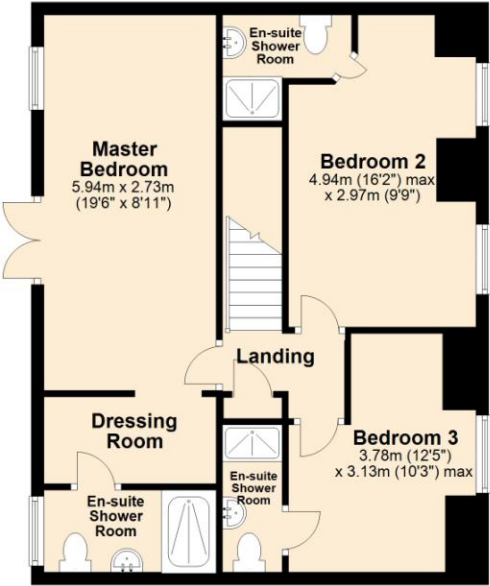
**Ground Floor**

Approx. 95.1 sq. metres (1024.0 sq. feet)



**First Floor**

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 156.5 sq. metres (1684.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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