



19 Graham Avenue  
Pen-y-Fai, Bridgend, CF31 4NR





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£169,950 Freehold

**3 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to present to the market this spacious three-bedroom semi-detached dormer bungalow located in the sought-after Village of Pen-Y-Fai. Within walking distance to the Pheasant Public House, reputable schools and close proximity to J36 of the M4. Accommodation comprises; entrance porch, hall, open plan lounge/dining room, kitchen, ground floor bedroom/versatile reception room with shower cubicle and WC. First floor landing, two good sized double bedrooms and bathroom. Externally enjoying a block pavior private driveway with wrought iron gates, leading into the garage with manual up and over and rear garden. Offering no on-going chain. EPC Rating "D."

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- Bridgend Town Centre 2.8 miles
  - Cardiff City Centre 21.7 miles
  - M4 (J36) 1.5 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance porch offering tiled flooring and uPVC windows overlooking the front garden. A courtesy door provides access into the hall offering carpeted flooring and a carpeted staircase to the first-floor landing.

The generous sized open-plan lounge/dining room offers carpeted flooring, a uPVC bay fronted window, uPVC patio doors providing access to the rear garden and ample space for freestanding furniture.

The kitchen has been fitted with a range wall and base units and vinyl work surfaces. Integral appliances to remain include double oven and grill, 4-ring gas hob with extractor fan over and space has been provided for white goods. Further features include tiled splashback, a uPVC window to the rear elevation, a one and a half stainless steel sink unit and a courtesy uPVC door providing access to the rear garden.

The ground floor bedroom/versatile reception room offers part tiled and part vinyl flooring, a uPVC window to the side elevation and benefits from a corner shower cubicle, wash-hand basin and WC.

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### FIRST FLOOR

The first-floor landing offers carpeted flooring, a uPVC window to the side elevation, a cupboard for storage and a loft hatch giving access to the loft space.

Bedroom one is a good-sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard for storage.

Bedroom two is a further double bedroom offering carpeted flooring, a uPVC window to the front elevation and eaves storage space.

The bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC. Further features include vinyl flooring, tiled walls and an obscured uPVC window to the side elevation.

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### GARDENS AND GROUNDS

No.19 is accessed off the road onto a block paved private driveway with space for several vehicles leading to a garage with manual up and over door.

The front garden offers a decorative raised border front garden. To the rear of the property lies a paved garden with pond and a garden shed. A courtesy door gains access to the garage.

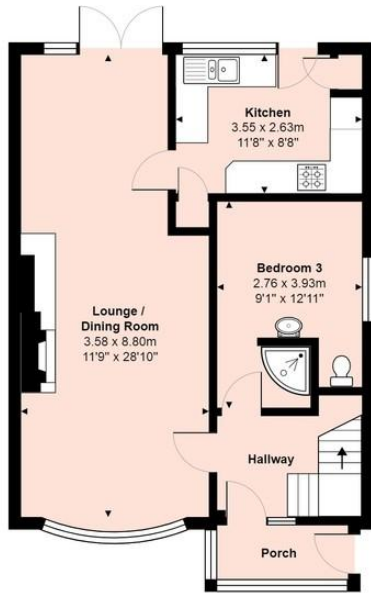
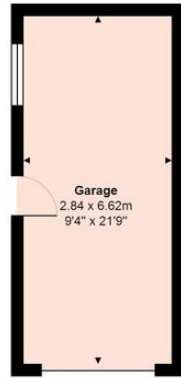
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### SERVICES AND TENURE

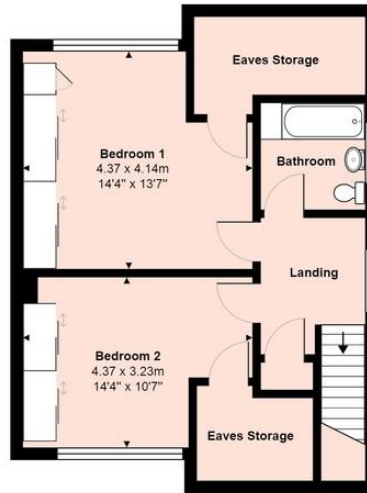
All mains services connected. Freehold.







Ground Floor



1st Floor

19 Graham Avenue  
 Total Area: 100.3 m<sup>2</sup> ... 1080 ft<sup>2</sup> (Excluding Garage & Eaves Storage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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.

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