



Chantal Avenue, Pen-y-fai, Bridgend . CF31
4NW

Offers In Excess Of
£210,000

 PAYTON
JEWELL
CAINES

Chantal Avenue, Pen-y-fai, Bridgend . CF31 4NW

A three/four bedroom DETACHED DORMER BUNGALOW situated within the VILLAGE of Pen Y Fai. The property comprises entrance hallway, LOUNGE/ DINING ROOM, second reception room/bedroom four, kitchen, three bedrooms, bathroom, gardens to front, side and rear, GARAGE and off road parking. NO ONGOING CHAIN.

Offers In Excess Of £210,000 - Freehold

- Three/four bedroom detached dormer bungalow
- Generous sized lounge/dining room
- Second reception room/bedroom four
- Refurbished family bathroom, EPC - E
- Single garage & off road parking
- Available with NO ONGOING CHAIN



DESCRIPTION

Introducing this three/four bedroom detached dormer bungalow situated within the village location of Pen Y Fai which benefits from a local primary school, church and public house. The property is also within easy commute to the M4 corridor, McArthur Glen Designer Outlet and Bridgend town centre where you will find all facilities and amenities is within a short drive. Internal viewing comes highly recommended. NO ONGOING CHAIN.

ENTRANCE

Access via decorative double glazed PVCu front door into welcoming entrance hallway.

ENTRANCE HALLWAY

Skimmed and coved ceiling, emulsioned walls with one wall feature wallpaper and newly fitted carpet. PVCu frosted double glazed window to front and dog leg staircase leading to first floor.

LOUNGE / DINING ROOM (27' 6" x 11' 11") or (8.37m x 3.64m)

Artexed and coved ceiling, emulsioned walls with feature wallpaper walls and newly fitted carpet. Wall mounted electric fire. To the dining room are PVCu double glazed sliding patio doors giving access to rear garden and to the lounge is a PVCu Georgian style double glazed bay window to side and additional window to rear.

RECEPTION 2/BEDROOM 4 (12' 8" x 7' 11") or (3.85m x 2.41m)

Overlooking the front via a PVCu double glazed Georgian style window and finished with skimmed and coved ceiling, emulsioned walls with one wall feature wallpaper and laminate flooring.

KITCHEN (12' 6" x 10' 4") or (3.80m x 3.16m)

Skimmed and coved ceiling, emulsioned walls with tiling to splash back and vinyl flooring. A modern fitted kitchen in white high gloss comprising a range of base and wall units with complementary work surface. Stainless steel single drainer sink unit with mixer tap. Built-in electric oven, four ring gas hob and concealed extractor hood. Space for fridge/freezer and dishwasher. Plumbing for automatic washing machine. PVCu double glazed Georgian style window to front and side plus a part frosted door. Radiator.

FIRST FLOOR LANDING

Skimmed ceiling, emulsioned walls with one wall feature wallpaper and newly fitted carpet. Storage cupboard with shelving.

FAMILY BATHROOM (10' 1" max x 6' 11" max) or (3.07m max x 2.12m max)

Papered ceiling, part emulsioned/part tiled walls with decorative border tile and vinyl flooring. Three piece suite in white comprising low level WC, hand basin set within vanity unit and panelled bath with mains fed shower and shower screen. Chrome heated towel rail and a PVCu frosted double glazed window to front.

MASTER BEDROOM (10' 9" x 10' 5") or (3.27m x 3.18m)

Overlooking the front via a PVCu double glazed Georgian style window and finished with skimmed ceiling, papered walls and laminate flooring.

BEDROOM 2 (10' 8" x 7' 7") or (3.25m x 2.32m)

Overlooking the front via a PVCu double glazed Georgian style window and finished with textured ceiling, papered walls and laminate flooring.



BEDROOM 3 (11' 6" x 8' 1") or (3.51m x 2.47m)

Overlooking the rear and side via PVCu double glazed Georgian style windows and finished with textured ceiling, emulsions walls and laminate flooring.

OUTSIDE

The rear garden is enclosed and bounded by part wall and wood panel fencing. Low maintenance laid to stone gravel and a patio area ideal for garden furniture. Outbuilding with power installed. Shed.

The side garden is laid to lawn with a footpath leading to the kitchen.

The front garden is enclosed by wall and is laid to lawn with pedestrian gate. Single detached garage and off road parking for one vehicle.


NOTE

We have been informed that the property is freehold however the title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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