

Payton  
Jewell  
Caines



Ysbryd-y-coed , Pen-y-fai, Bridgend. CF31  
4GF

£260,000

 PAYTON  
JEWELL  
CAINES

Ysbryd-y-coed , Pen-y-fai, Bridgend.

CF31 4GF

3 bedroom detached house comprising entrance hall, wc, lounge, dining area, kitchen/breakfast room, master bedroom with en-suite, 2 further double bedrooms and family bathroom. Integral garage. South facing rear garden.

£260,000 - Freehold

- 3 DOUBLE BEDROOM DETACHED HOUSE
- Open plan lounge / diner
- Kitchen / breakfast room
- En-suite and fitted wardrobes to bedroom 1
- South facing rear garden
- EPC - C / Popular location.



## DESCRIPTION

Introducing this well maintained and presented 3 double bedroom detached house on the popular Cavendish Park in the village of Pen-y-fai.

Penyfai is a highly sought after village approximately one mile north west of Bridgend and boasts a family friendly pub (The Pheasant), a well regarded primary school and church and provides good access to Junction 36 of the M4.

### Key Features

Freehold

Open plan living through to dining room

Enclosed south facing rear garden

3 double bedrooms

New carpet to the stairs and landing

Viewing is recommended.

## ENTRANCE

Via part glazed composite front door.

## ENTRANCE HALL

Vinyl flooring and access to w.c. and lounge.

## W.C.

Frosted glazed window to the front with fitted vertical blind and two piece suite comprising w.c. and wall mounted wash hand basin with ceramic tiles to splash back and vinyl flooring.

## LOUNGE (13' 1" x 10' 10") or (4.00m x 3.30m)

Overlooking the front via PVCu double glazed window with fitted vertical blind is this neutrally decorated lounge with a wood effect laminate flooring and a feature fireplace with gas living flame coal effect fire with marble hearth, back plate and mantle. Wall lights and central light fittings to remain, open square archway through to the dining room.

## DINING ROOM (11' 2" x 9' 4") or (3.40m x 2.85m)

Overlooking the rear garden via triple glazed French doors with fitted vertical blind is this dining area which has matching wall and central light fittings and the continuation of the laminate flooring, sliding door through to the kitchen / breakfast room.

## KITCHEN/BREAKFAST ROOM (9' 10" x 12' 2") or (3.00m x 3.70m)

Overlooking the rear and with access via part glazed composite door is this kitchen / breakfast room comprising a range of low level and wall mounted units with a complementary roll top work surface and ceramic tiles to splash back. There is an inset one and half basin sink with chrome mixer tap and integrated electric oven with four gas ring hob and overhead extractor, plumbing for automatic washing machine and space for fridge / freezer. Hidden behind a cupboard is a wall mounted Worcester gas fired boiler.



## INNER HALLWAY

Courtesy door into the garage.

## GARAGE (18' 8" x 8' 2") or (5.70m x 2.50m)

Accessed via up and over door with power and light.

## LANDING

Via stairs with fitted carpet. PVCu double glazed window on the half landing with access to loft storage via a pull down ladder, fitted storage cupboard housing hot water tank.

## FAMILY BATHROOM

Frosted glazed window to the front and fitted vertical blind, three piece suite comprising w.c. wash hand basin and bath with ceramic tiles to all splash back areas and vinyl flooring.

## BEDROOM 1 (10' 6" x 10' 10") or (3.20m x 3.30m)

This front facing master bedroom has neutral decor, fitted carpet, double fitted wardrobes and door leading to en suite.

## EN SUITE

Overlooking the side via frosted glazed window with fitted vertical blind. Three piece suite comprising w.c. wash hand basin and separate shower cubicle with plumbed shower, ceramic tiles to all splash back areas and a radiator.

## BEDROOM 2 (10' 10" x 8' 10") or (3.30m x 2.70m)

A good size double bedroom overlooking the rear garden with neutral decor and fitted carpet.

## BEDROOM 3 (9' 10" x 8' 6") or (3.00m x 2.60m)

Double bedroom overlooking the rear garden with neutral decor, fitted carpet and single fitted wardrobe.

## OUTSIDE

Enclosed South facing rear garden laid to patio and lawn with perimeter mature trees and shrubs with side gated access back to the front of the property.

To the front of property is an open aspect front garden with driveway laid to lawn with mature trees and shrubs and driveway for off road parking.

## DIRECTIONS


Travelling out of Bridgend on Tondy Road take the left filter at the traffic lights into the village of Penyfai. Take the second right turn followed by the second right turn onto Ysbryd Y Coed.

## NOTE

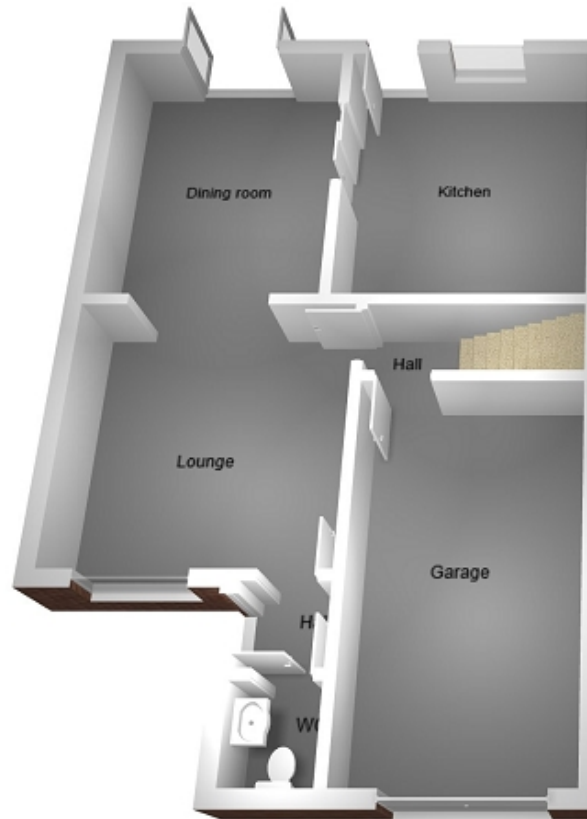
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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	

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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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