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PROPERTY
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2021
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SALES
GOLD WINNER

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1 Swn Yr Adar, Pen-y-fai, Bridgend, Bridgend County. CF31 4GE



Offers In Region Of **£470,000**

Main Features

- A 5 to 6 bedroom detached family home
- Situated on a corner plot in a desirable & popular location
- 2-3 reception rooms
- Victorian style conservatory
- 2 bathrooms & 2 cloakrooms
- Fitted kitchen / breakfast room & utility room
- Study / optional bedroom 6
- Convenient for Village amenities i.e. pub/restaurant, church, nursery, filling station & school
- 2 miles from from Bridgend Town Centre & the M4 at Junction 36 at Sarn
- Gardens to front & rear. Attached garage. Council Tax Band: F. EPC:D

General Information

5 TO 6 BEDROOM DETACHED HOME SITUATED ON A CORNER PLOT IN A DESIRABLE & POPULAR LOCATION WITH 2-3 RECEPTION ROOMS, CONSERVATORY, 2 BATHROOMS, 2 CLOAKROOMS & MORE!!

A family size home in a desirable location within the Village of Penyfai. Convenient for Village amenities i.e. pub/restaurant, church, nursery, filling station, school, 2 miles from Bridgend Town Centre and the M4 at Junction 36 at Sarn along with major out of town retail at McArthur Glen.

This home has accommodation comprising ground floor, hallway, cloakroom, lounge, dining room, Victorian style conservatory, fitted kitchen/breakfast room, utility room, cloakroom, study/optional bed 6. First floor landing, bathroom, 5 bedrooms and en-suite to bedroom 1.

Externally there are gardens to front and rear. Driveway & single attached garage.

This home benefits from uPVC double glazing & gas central heating.

GROUND FLOOR

Hallway

Composite double glazed front door. Radiator with decorative cover. Karndean wood effect flooring. Spindled and carpeted staircase to 1st floor. Wall mounted gas central heating thermostat. Under stairs store cupboard. Burglar alarm control unit. Mains powered smoke alarm.

Cloakroom

uPVC double glazed window to front. Two piece suite in white comprising close coupled WC and wall mounted hand wash basin. Tiled floor. Tiled walls. Chrome heated towel rail.

Lounge

uPVC double glazed bay window to front. Two radiators. Karndean wood effect flooring. Pebble effect gas fire with surround and marble hearth. Coving. TV connection point. Telephone and Internet connection points. Open square archway to

Dining Room

uPVC double glazed French doors to conservatory. Radiator. Karndean wood effect flooring. Coving. Door to kitchen.

Victorian Style Conservatory

Brick base walls. uPVC double glazed windows and French doors. Fitted blinds. Polycarbonate roof with fitted blinds. Fan light. Power points. Laminate flooring.

Kitchen/Breakfast Room

2 uPVC double glazed windows to rear. Fitted kitchen finished with granite worktops with upstands, wood effect doors and brushed steel handles. 1 1/2 bowl stainless steel sink unit with mixer tap. Integral oven, grill, five ring gas hob, extractor hood and dishwasher. Recess for American style fridge freezer. Wine rack. Radiator. Wired for wall mounted TV. Tiled floor. Inset ceiling spotlights. Doors to utility room and

Sitting Room/ Study/ Optional Ground Floor 6th Bedroom

uPVC double glazed window to front. Karndean wood effect laminate flooring. Radiator. Wall mounted electrical consumer unit.

Utility Room

uPVC double glazed door and window to rear garden. Fitted wall mounted and base units. Stainless steel sink unit. Tiled splashbacks. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Wall mounted gas central heating boiler and timer controls. Loft access. Extractor fan. Radiator.

Cloakroom Two

uPVC double glazed window to side. Close coupled WC. Radiator. Tiled floor.

FIRST FLOOR

Gallery Landing

Balustrade and spindles. Radiator with decorative cover. Fitted carpet. Mains powered smoke alarm. Loft access. Airing cupboard housing hot water tank and slatted shelves.

Family Bathroom

uPVC double glazed window to rear. Three piece bathroom suite in white comprising close coupled WC, pedestal hand wash basin and panelled bath with lever taps. Tiled splashbacks. Tiled floor. Radiator. Shaver point. Extractor fan.

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted double wardrobe. Fitted carpet. TV point. Door to

En-suite shower room

uPVC double glazed window with mosaic tiled cill to side. Tiled walls. Tiled floor. Three piece suite in white comprising close coupled WC, pedestal hand wash basin, shower cubicle with rainstorm, mixer shower and hair wash spray. Chrome heated towel rail. Inset ceiling spotlights.

Bedroom 2

uPVC double glazed window to front. Radiator. Fitted double wardrobe. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 4

uPVC double glazed window to rear. Fitted double wardrobe. Fitted carpet.

Bedroom 5

uPVC double glazed window to front. Radiator. Fitted carpet.

EXTERIOR

The property occupies a corner plot at the entrance to a cul-de-sac.

Front Garden

Laid to lawn. Brick built boundary walls with pillars. Tarmacadam driveway. Gated paved pathway with water tap providing side access to rear garden. Courtesy light to front door. Outdoor power points.

Attached Single Garage

Electronic remote control, panelled vehicle door. Pedestrian door to utility room. Vaulted/pitched roof. Electric light. Power points.

Side Garden

Open plan with shrubs and hedging.

Rear Garden

Laid with lawn, flagstone pathways and patio. Block paved sun terrace. Variety of shrubs and ornamental trees. Side storage area.

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding F

Current heating type Gas

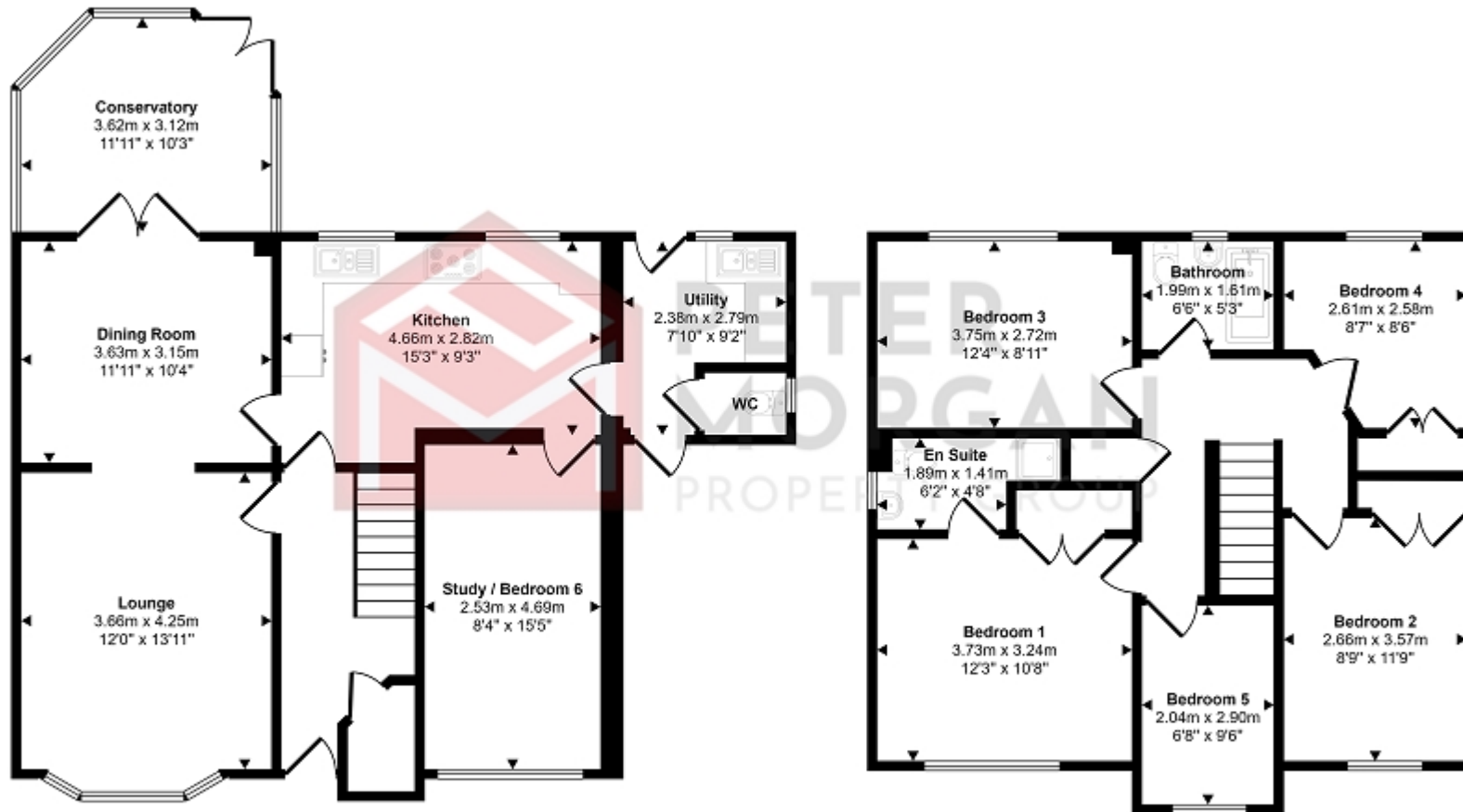
Tenure Freehold








Approx Gross Internal Area
151 sq m / 1623 sq ft



Ground Floor
Approx 84 sq m / 901 sq ft

First Floor
Approx 67 sq m / 722 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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