



DanielMatthew
FOR SALE
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Pen-yr-heol, Pen-y-fai, Bridgend County. CF31 4ND

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ESTATE AGENTS

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£425,000

* Rarely Available, Four Bedroom Cottage * Daniel Matthew are excited to offer to the market this well presented, four bedroom extended cottage situated in the quiet village of Pen Y Fai. Deceptively spacious the property is ideal for semi rural living and a growing family. Comprising hallway, lounge through to sitting room, utility room and kitchen/breakfast room. To the first floor four good size bedrooms with family bathroom. Further benefits off road parking, larger than average garden with separate vegetable patch. The property is offered with no onward chain and is defiantly one to view, with views across common land this truly is home. Call our team to arrange a viewing 01656 750764.

Entrance Hallway

Enter via UPVC double glazed door to porch area, UPVC double glazed window to front aspect, textured ceiling, tiled flooring, plain walls, radiator, UPVC double glazed internal door to hallway, stairs leading to first floor, door to ground floor rooms.

Lounge

(13' 3" x 11' 5") or (4.03m x 3.48m)

UPVC double glazed window to rear aspect with shutters, textured ceiling, plain walls, electric fire and surround, radiator, laminate flooring, double doors leading to sitting room.

Sitting room

(9' 1" x 14' 6") or (2.76m x 4.41m)

UPVC double glazed bay front window with shutters, textured ceiling, plain walls, laminate flooring, radiator, electric heater with surround.

Utility Room

(10' 7" x 9' 2") or (3.23m x 2.79m)

UPVC double glazed window with shutter to side aspect, textured ceiling, plain walls with tiled splashback. Matching wall and base units, plumbing for washing machine, space for tumble dryer, understairs pantry cupboard, stainless steel sink/drainer, door to inner hallway, UPVC double glazed door to lean to.



Inner Hallway

UPVC double glazed obscured window to side aspect, textured ceiling, plain walls, tiled flooring, door to cloakroom.

Cloakroom/w.c

UPVC double glazed obscured window to side aspect, textured ceiling, tiled walls and floor, low level WC, wash hand basin.

Kitchen/ Breakfast Room

(14' 9" x 9' 10") or (4.50m x 3.00m)

UPVC double glazed window with shutters to side aspect, dual aspect UPVC double glazed door leading to rear garden. Matching wall and base units, space for fridge/freezer, stainless steel sink/drain, tiled flooring.

Lean To

UPVC double glazed lean to with door leading to rear garden, door leading to side hallway.

Landing

Two UPVC double glazed window to rear aspect both with shutters, textured ceiling, access to loft, plain walls, carpet flooring, radiator, doors leading to all first floor rooms.

Bedroom One

(18' 3" x 9' 11") or (5.57m x 3.01m)

UPVC double glazed window with shutters to rear aspect, plain ceiling, plain walls, carpet flooring, radiator, fitted wardrobes.

Bedroom Two

(10' 9" x 11' 6") or (3.27m x 3.50m)

UPVC double glazed window with shutters to rear aspect, textured ceiling, plain walls, exposed floor boards, radiator.

Bedroom Three

(11' 10" x 10' 6") or (3.60m x 3.21m)

UPVC double glazed window with shutters, plain ceiling, plain walls, carpet flooring, radiator.

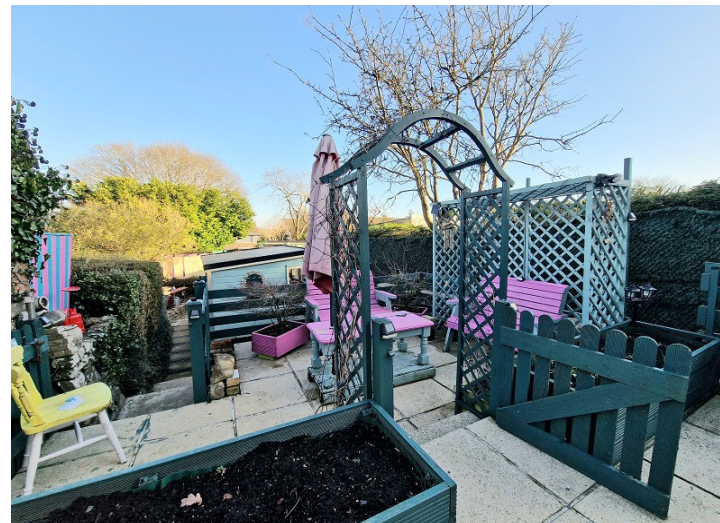
Bedroom Four

(8' 8" x 7' 7") or (2.64m x 2.32m)

UPVC double glazed window with shutters to front aspect, textured ceiling, plain walls, carpet flooring, radiator.

Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, tiled splashback walls and flooring, panelled bath with shower over, pedestal wash hand basin, low level WC, shower cubicle, radiator.




Outside

Front - Open views across common land, off road parking, small private patio area to front.

Rear - Large rear garden to rear with a multitude of uses. Comprising patio area, laid to lawn and summer house with lighting and electric. To the bottom of the garden you pass through gates to a further garden currently being used as a vegetable patch. Mature trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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.