

46 Chantal Avenue
Pen-y-fai
Bridgend County
CF31 4NN

£220,000



- Three Bedroom Semi Detached Dormer Bungalow
- Garage
- Off Road Parking
- Open Plan Kitchen/Diner
- Quiet Village Location
- Garden To Front and Rear
- No Onward Chain
- Close To M4 Links
- Call To View 01656 750764

Ref: PRA10376

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

* Three Bedroom Dormer Bungalow * Daniel Matthew are pleased to offer for sale this three bedroom dormer bungalow situated in the quiet village Pen Y Fai. Comprising open plan lounge/diner, kitchen, bedroom three to ground floor. To the first floor two bedrooms and family bathroom. Further benefits off road parking for several vehicles, garage, garden to front and rear. Within walking distance of local shop and other amenities. Call our team to arrange an appointment 01656 750764.

Accommodation



Entrance

Enter via composite door to hallway, comprising textured ceiling, papered walls, parquet flooring, radiator, doors leading to ground floor rooms, stairs to first floor.



Lounge/Diner (28' 5" Max x 11' 10" Max) or (8.65m Max x 3.60m Max)

Dual aspect to front and rear aspect UPVC double glazed window, textured ceiling, papered walls, parquet flooring, radiator, door to kitchen.



Kitchen (9' 3" x 11' 10") or (2.81m x 3.61m)

UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, textured ceiling, plain walls with tiled splashback. Matching wall and base units with complementary work surface, space for fridge/freezer, plumbing for washing machine, integrated appliances include hob and oven, dishwasher. Stainless steel sink/drain, tiled flooring.



Bedroom Three (8' 6" x 9' 3") or (2.60m x 2.83m)

UPVC double glazed window to side aspect, textured ceiling, papered walls, laminate flooring, storage cupboard, radiator.

Landing

UPVC double glazed window to side aspect, textured ceiling, papered walls, carpet flooring, storage cupboard, doors leading to first floor rooms.



Bedroom One (14' 9" x 14' 2") or (4.49m x 4.32m)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, built in cupboard, radiator.



Bedroom Two (10' 8" x 14' 1") or (3.25m x 4.30m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, built in cupboard.



Bathroom

UPVC double glazed obscured window to side aspect, textured ceiling, tiled splashback, low level WC, pedestal wash basin panelled corner bath, shower cubicle.



Outside

Front - Laid to lawn, wall boundaries, off road parking, steps leading to property.

Rear - Wall boundaries, tiered rear garden, decking area, artificial grass.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

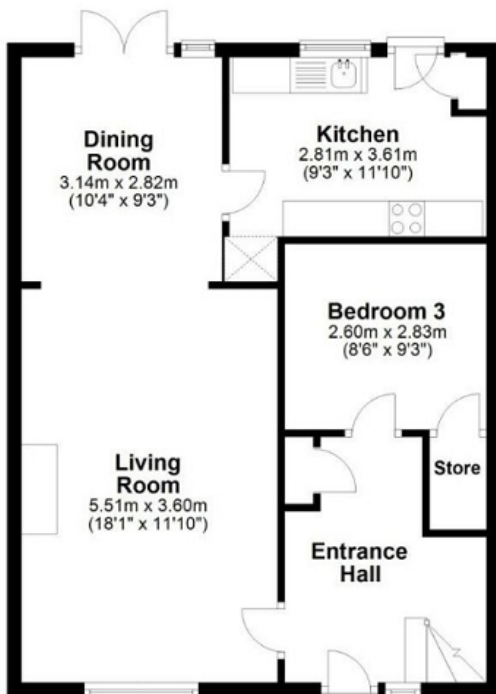
Band D

Deposit: £0.00



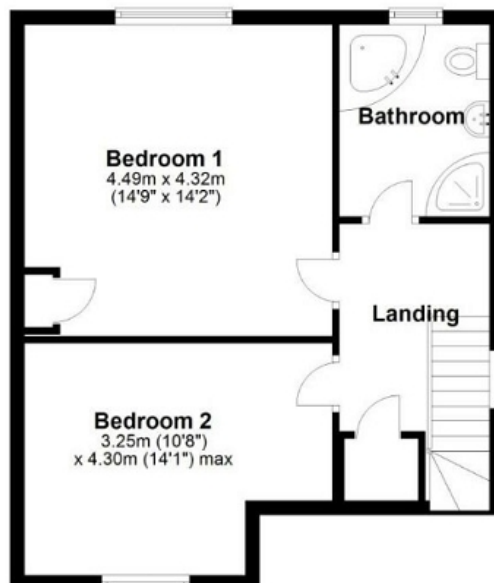
Ground Floor

Approx. 57.7 sq. metres (620.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 103.5 sq. metres (1113.7 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

