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57 Pen Y Berllan  
Bridgend, CF31 4QQ

## 57 Pen Y Berllan

Asking price **£225,000**

A beautifully presented, three bedroom, semi detached with generous orangery, situated within close proximity to Bridgend Town Centre, within the sought-after Newcastle area, in an elevated position with panoramic views across Bridgend to the rear.

Impressive three-bedroom semi detached

Elevated position, enjoying panoramic views to the rear

A stunning orangery

High internal standards throughout

Ensuite to master bedroom

Viewing is highly recommended

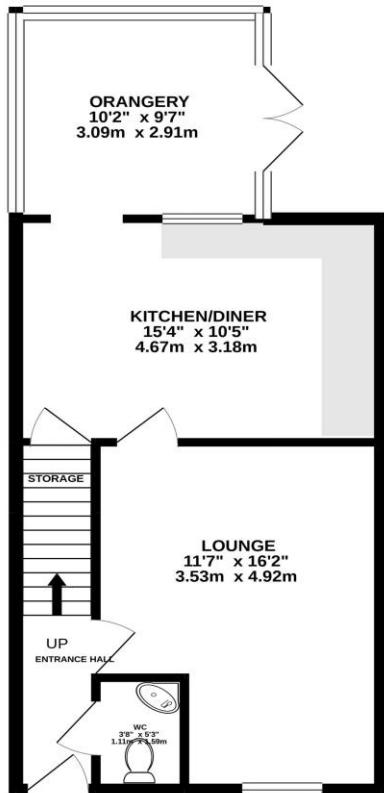




Situated in a sought-after location, within close proximity to Bridgend Town Centre with a host of local amenities is this immaculately presented three bedroom semi detached home.

The property is entered into an entrance hallway with laminate flooring, staircase rising to first floor landing and doors to the cloakroom and lounge. The lounge has dual windows to the front and side, a continuation of the laminate flooring from the hallway and a door to an open plan kitchen/diner. The kitchen is fitted with a matching range of base and eyelevel units with square top workspace over. Integrated appliances

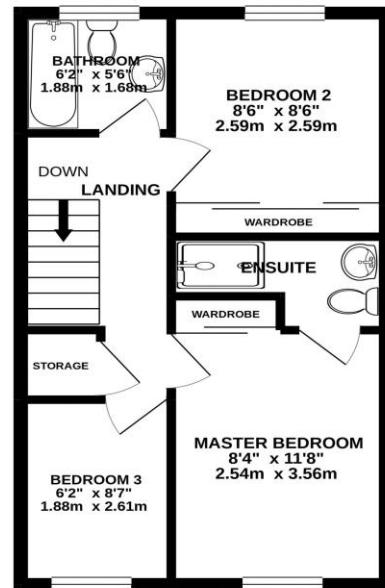
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



include washing machine, dishwasher, fridge/freezer, built-in oven, four ring gas hob with glass splashbacks and complimentary extractor hood over, laminate tile effect flooring, door to understairs storage cupboard and open plan access to the orangery. The orangery has floor-to-ceiling windows overlooking the rear garden, Bridgend and the rolling countryside beyond. There are rooflights and a contemporary radiator.

Upstairs to the first floor the landing there is a loft inspection point, door to over stairs storage cupboard and doorways to all bedrooms and family bathroom. The bathroom has been fitted with a three-piece suite

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



comprising of bath, close coupled WC, and pedestal wash hand basin.

There is an obscure PVCu double glazed window to the rear, vinyl flooring and extractor fan. Bedroom three is a single room with PVCu windows to the front. The second bedroom is the first of the double rooms with a built-in range of wardrobes and a PVCu double glazed window to the rear. The master suite has window to the front, built-in wardrobes with mirrored sliding doors and doorway to an ensuite shower room. The ensuite has been fitted with a three-piece suite comprising of double shower cubicle with electric shower, pedestal wash hand basin and close couple WC. There is a chrome effect heated towel rail, vinyl flooring, obscure glazed window to the side, shaver point and extractor fan.

Outside to the front of the property is an open plan garden laid mostly to artificial grass with pathway leading to the front door. There is a tandem driveway to the side providing ample off-road parking. To the rear is an enclosed terraced garden laid to flagstone patio and gravel seating areas with an artificial lawn.

Viewings on the property I highly recommend it to appreciate the many charms it has to offer.





## Directions

From the Bridgend office, follow Derwen Road to the dual carriageway and bear left. Follow the dual carriageway to the roundabout taking the first left. Cross into the right hand side and bear right at the lights onto Park Street. Follow the road taking the next right onto St Leonards Road. At the T junction turn right onto West Road and follow the road around the corner and up the hill taking the left into Pen Y Berllan where number 57 will be found on the left hand side as indicated by a for sale board.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating B

6/29/2021 Energy performance certificates (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

St Pen Y Berllan CF31 0QQ	Energy rating <b>B</b>	Valid until: 31 October 2026
Property type		Semi-detached house
Total floor area		77 square metres

### Rules on letting this property

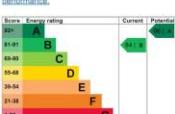
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

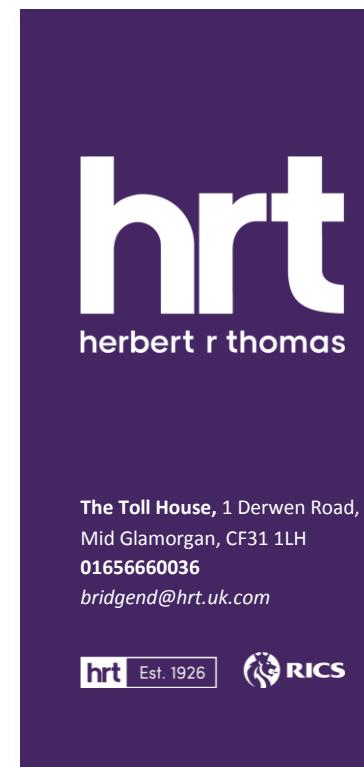
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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 RICS

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