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7 Glenview
Pen-Y-Fai, Bridgend, CF31
4LZ

7 Glenview

Asking price **£230,000**

Situated in the sought after Pen-y-fai Village in an elevated position with stunning views across Bridgend Town Centre towards the Heritage Coast is this quirky split level three bedroom semi-detached property.

Quirky split level three bedroom semi-detached

Elevated corner plot with outstanding views across Bridgend Town Centre

South facing rear garden

Off-road parking

Garage

Huge potential

No Chain

Viewings highly recommended





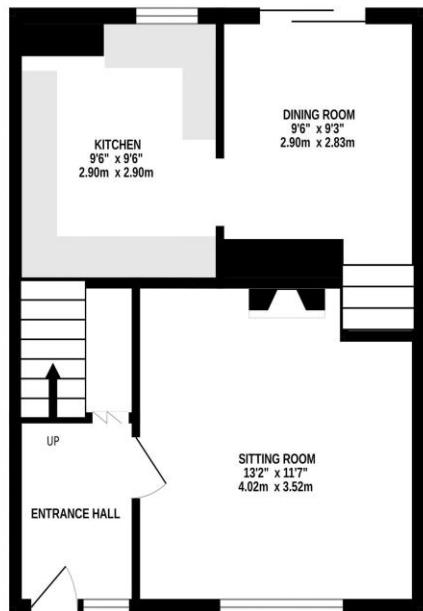
Located in the historic Pen-y-fai village which offers great proximity to junction 36 of the M4 is this quirky three bedroom semi-detached property with a southerly facing corner plot and elevated views across Bridgend Town Centre and the Vale. The property is entered via a PVCu double glazed door flanked by window into an entrance hallway with door to useful understairs storage cupboard, staircase rising to the first floor landing and door to sitting room. The sitting room has a PVCu double glazed window to front, feature electric fireplace and steps down to the dining room. The dining room is laid with laminate

flooring, sliding patio doors opening to a timber deck seating area and opening through to kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, plumbing space for two appliances, four ring gas hob, complimentary extractor hood over, tiled splashback's, tiled flooring and a PVCu double glazed window to rear. To the first floor landing there are doorways to the cloakroom, shower room, bedroom two and stairs upto bedroom three and the master bedroom. The cloakroom has been fitted with a one piece suite comprising: close coupled WC. There

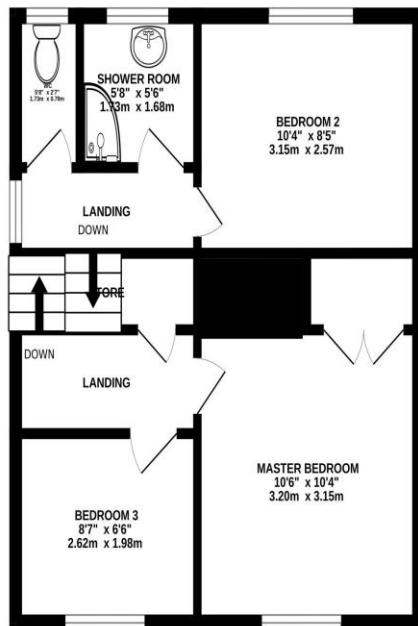
is a obscure double glazed window to rear. Bedroom two has an obscure double glazed window to rear. The shower room has been fitted with a two piece suite comprising; corner shower cubicle and a pedestal wash handbasin. There is a chrome effect towel rail, vinyl flooring and an obscure double glazed window to rear. Stairs leading upto bedroom three, master bedroom and door to useful storage cupboard. Bedroom three has a PVCu double glazed window to front. The master bedroom has a PVCu double glazed window to front and benefits from a built-in double wardrobe. To the front of the property is an open plan garden laid mostly to lawn with driveway to the side ahead of the garage providing off-road parking. To the rear of the property is a large southerly facing corner plot with timber deck seating area and mostly laid to lawn.

Viewings on the property are highly recommended to appreciate the huge potential and location on offer.

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Junction 36 of the M4 follow the signs, taking the A4063 towards Maesteg. Travel through two sets of traffic lights until you come to a roundabout turning left following the road going underneath the motorway bridge and bear right onto Heol Tyn Y Garn. Stay on the main road, passing the park on the right hand side and around the corner as the road bears right. Follow the road down the hill and after the first set of speed bumps take the first right onto Glenview. The property will be found at the head of the cul-de-sac as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating



<https://find-energy-certificate.service.gov.uk/energy-certificate/0329-3931-7209-9437-4204/print/invoice>

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

