



hrt
herbert r thomas
hrt.uk.com

Harrenhal 1 Cwrt Pen
Y-Fai
Pen-Y-Fai,
Bridgend,
CF31 4DT

Harrenhal 1 Cwrt Pen-Y-Fai

Asking price **£587,950**

Situated in the highly sought-after Pen-Y-Fai village within close proximity to junction 36 of the M4, local school, shops and amenities is this executive five bedroom detached property with double garage and immaculately presented throughout.

Executive five bedroom detached property

Double garage and driveway

Four bathrooms and downstairs cloakroom

Sought-after Pen-Y-Fai Village

Wraparound private garden

Close proximity to junction 36 of the M4, local school, shops and amenities

Elevated position with views

Immaculately presented

Viewings are highly recommended





This immaculately presented five bedroom detached property situated in the highly sought-after Pen-Y-Fai village benefitting from a quiet location with elevated views and close proximity to local school, shops and amenities.

The property is entered via a partially glazed composite door into an entrance hallway laid to tiled flooring with spectacular staircase rising to the first floor landing and doorways to the sitting room, dining room, kitchen/breakfast room and snug. The lounge is an impressive size room laid to carpet with featured fireplace and twin double glazed UPVC windows to side and double glazed UPVC French doors to rear. The dining room is another impressive size room laid to carpet with two double glazed UPVC windows to front. The kitchen has been fitted with a matching range of base and eyelevel units with squared rolled quartz worktop surfaces over, stainless steel sink with Swan neck mixer tap, all integral appliances which include full sized fridge, freezer, microwave, eye level oven, dishwasher and induction hob with complimentary extractor fan overhead. There is an island breakfast bar with matching worktop surfaces, fully tiled flooring, double glazed UPVC window, French doors to rear and an opening through to the snug and door to utility room. The snug has the same continuation of tiled flooring with twin double glazed UPVC windows to front. The utility room is laid with tiled flooring with matching worktops as the kitchen with stainless steel sink with mixer up, plumbing for two appliances, double glazed UPVC window and door to the side and doorways through to the cloakroom and boiler cupboard. The cloakroom has been fitted with a two-piece, comprising; a close coupled WC and wash handbasin. There is a frosted double glazed window to rear.

To the first flooring landing there is an impressive size area which can be used for multiple purposes/ potential study area and doorways to all four bedrooms, family bathroom, storage cupboard and staircase rising to the master bedroom. Bedroom two is a generous size double

room laid to carpet with double glazed UPVC windows to front, door to walk-in wardrobe and door to ensuite. The ensuite has been fitted with a three-piece suite, comprising; a low-level WC, wash basement and shower. There are fully tiled floors, walls, frosted window to side and chrome hand towel rail. Bedroom three is another good size double room with two double glazed windows to front and doorway through to Jack and Jill ensuite. The Jack and Jill ensuite has been fitted with a three-piece suite, comprising; a WC, wash handbasin vanity unit and double shower. There is a chrome hand towel rail and frosted window to side. Bedroom four is an impressive double room on the reverse side of the Jack and Jill ensuite and has double glazed UPVC windows to rear. The bathroom has been fitted with a three-piece suite, comprising; a low-level WC, vanity wash handbasin and standalone bath with shower wand feature. There are fully tiled floors and fully tiled walls in the wet areas and two frosted double glazed windows to

rear. To the second floor is a doorway leading to the master bedroom. The master bedroom is an executive double room laid to carpet, two Velux windows to rear, door to storage cupboard and dressing room with built-in wardrobes. The dressing room also has a Velux window and doorway through to ensuite. The ensuite has been fitted with a four-piece suite, comprising; a low-level WC, pedestal wash handbasin, standalone bath and shower suite. There are fully tiled floor and walls in the wet areas and a Vellux window to rear.

To the front of the property is an eye-catching entrance porch with driveway to side providing off-road parking ahead of the double garage. To the rear of the property there is a wraparound garden laid mostly to lawn with separate patio areas and is fully enclosed by an elevated Feather fence.

Viewings are highly recommended.





Directions

From our office on Derwen Road, head north to the dual carriageway, taking the left following the road to the roundabout and take the second turning onto Tondy Road. At the dual carriageway, go through one set of traffic lights passing the petrol station on the right hand side and follow for approximately one and a half miles turning left into Pen Y Fai and taking the second left onto Chantal Avenue, turn right onto All Saints Way where the property can be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating C

15/04/2024 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Herbert R Thomas 15/04/2024 PM 15/04/2024 PM 15/04/2024 PM	C	Valid until: 15 July 2031 Certificate number: 0486-3000-1203-0309-0304
Property type		Detached house
Total floor area		229 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions . https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlords		
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://findanenergycertificate.service.gov.uk/energy-certificates/0486-3000-1203-0309-0304/property>

1/4

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

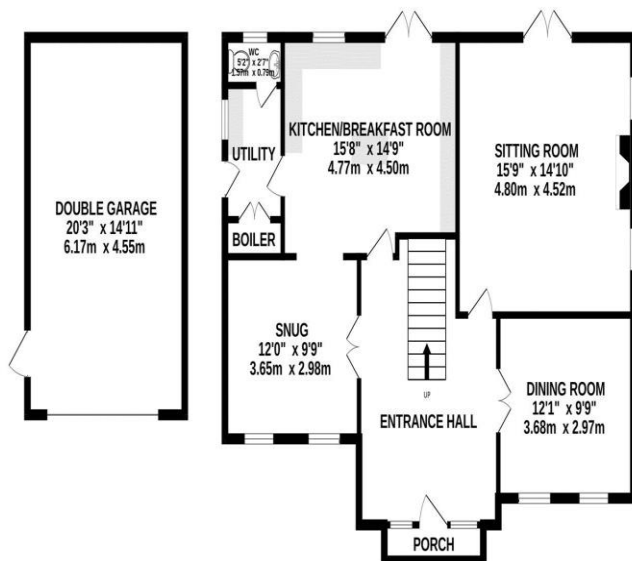
The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

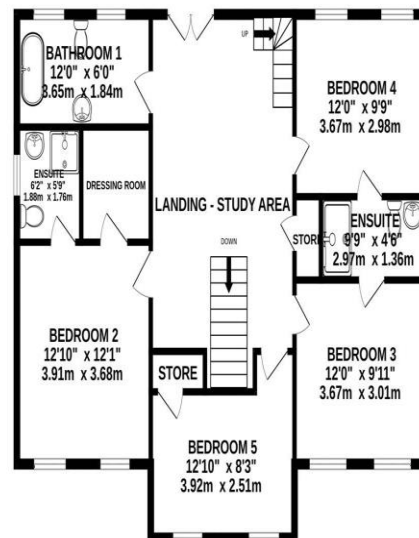
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.5 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2610 sq.ft. (242.5 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.

Made with Metropix ©2024

