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For Sale

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72a Chantal Avenue

Pen-Y-Fai

Bridgend

CF31 4NW

72a Chantal Avenue

Asking price **£260,000**

Situated in the popular Pen y Fai village within close proximity to the local school and shops is this well presented three bedroom detached property with garage.

Sought after Pen y Fai Village

Close commute to junction 36 of the M4

Close proximity to local schools and shops

Corner plot

South facing garden

Views across the village

Garage

Three bedrooms

Shower room





This three bedroom detached property with garage on an elevated corner plot is situated in the sought-after Pen Y Fai village within close commute to junction 36 of the M4 and local school, shops and amenities. The property is entered via a partly glazed PVCu door into an entrance porch laid to tile flooring with a double glazed PVCu door to the entrance hallway. The entrance hallway has a staircase to the ground floor and doorways to the kitchen/dining room, lounge, shower room, garage and airing cupboard. The lounge is an impressive size reception room laid to carpet with a featured electric fireplace and two double glazed PVCu windows to rear with views across the village. The kitchen has been fitted with a matching range of base and eyelevel units with squared workspace. There is a stainless steel sink with mixer tap, four ring electric hob with built-in extractor fan over, eyelevel cooker/grill, space for two appliances, a double glazed PVCu window to front and rear and an obscure glazed PVCu door to the conservatory. The conservatory is a double glazed PVCu construction which benefits from plumbing so can be used

throughout all seasons. It has a double glazed PVCu door to the rear providing access to the garden. The shower room has been fitted with a three-piece suite comprising; low-level WC, pedestal wash hand basin and corner shower. There is tiled flooring and an obscure glazed window to front. To the ground floor landing there are doorways to the three bedrooms. Bedroom one is a double room laid to carpet with a double glazed PVCu sliding door to the rear with access to the garden. Bedroom two is another good size double room with a double glazed PVCu window to rear. Bedroom three single room with a double glazed PVCu window to the rear.

To the front of the property is a driveway ahead of the garage providing off-road parking. The front garden wraps around the corner plot and is laid to lawn with gated access on either side of the property. To the rear of the property is private southerly facing garden laid mostly to lawn and steps leading up to the conservatory and side access.





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 1 and a half miles turning left into Pen Y Fai and taking the second left onto Chantel Avenue where the property can be found on the left hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating E

Viewing strictly by
appointment through
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823231 2:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Energy rating E <small>100 Chantel Avenue Pen Y Fai Bridgend CF31 4DD</small>	Valid until: 3 April 2014 Certificate number: 0011-3312-7640-0004-0035	
Property type Detached house		
Total floor area 92 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 <small>(https://www.gov.uk/guidance/landlords-guide-to-the-energy-efficiency-standard-landlord-guidance)</small>		
Energy rating and score This property's current energy rating is E. 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 50

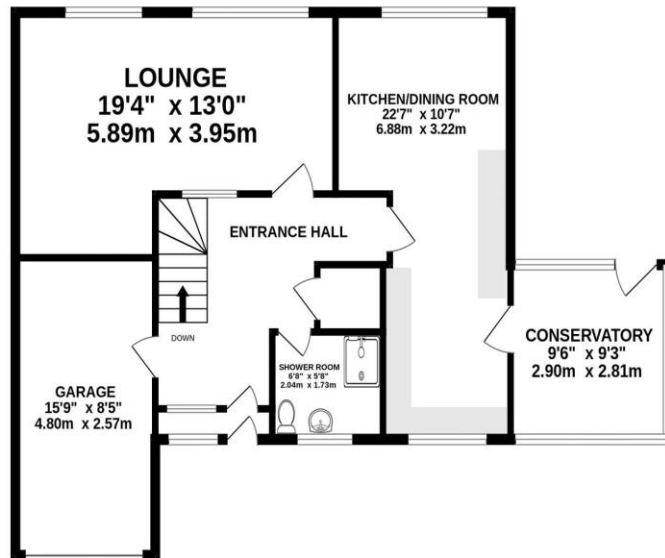
<https://find-energy-certificate.service.gov.uk/energy-certificate/0011-3312-7640-0004-0035/tollhouse>

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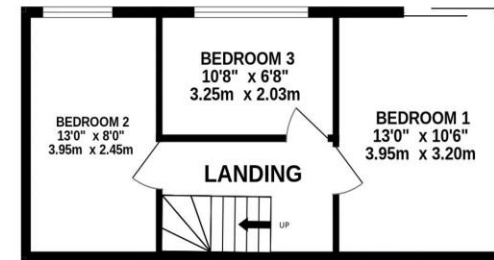
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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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