14 Heol Eglwys, Pen-Y-Fai - CF31 4LY

Bridgend

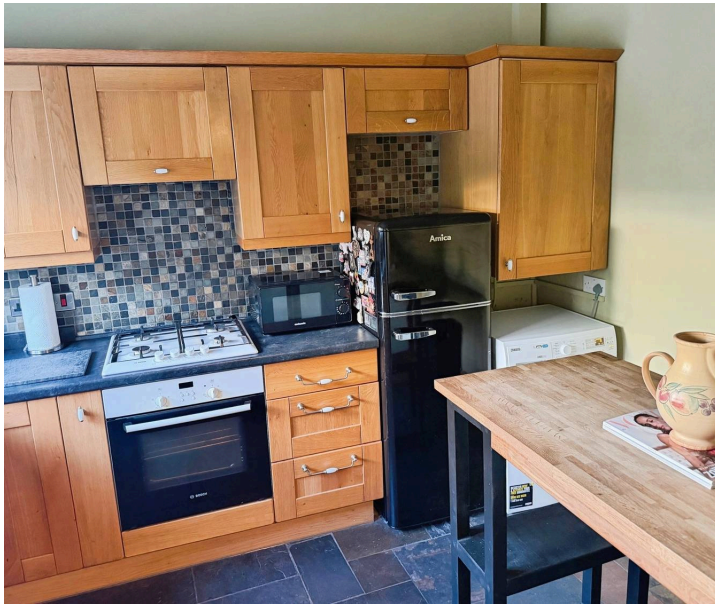
£214,995

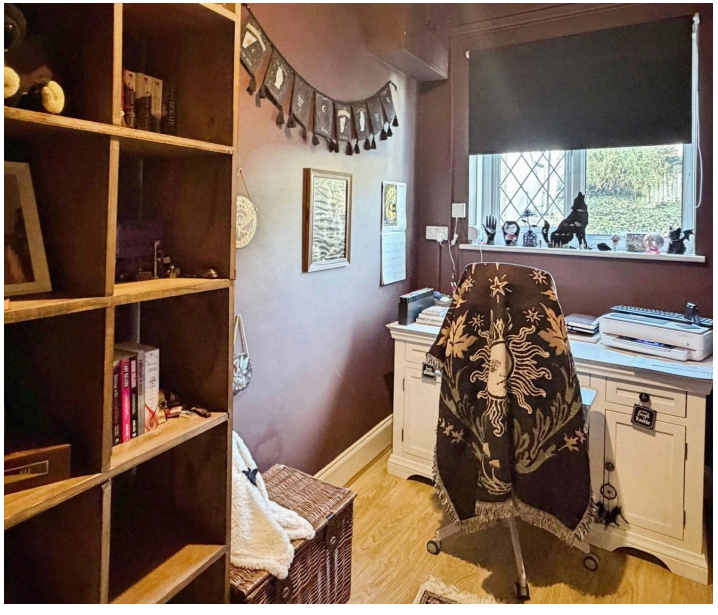
14 Heol Eglwys

Pen-Y-Fai, Bridgend

Welcome to this charming end-terraced two-bedroom cottage, perfectly situated close to good schools and all the local amenities you could need. With easy access to the M4 and Bridgend town, commuting is a breeze, making this home ideal for anyone looking for convenience without compromising on comfort. Step inside to discover a warm and inviting living space, featuring a cosy log burning fire that's perfect for relaxing evenings. The property is ready to move into, so you can start enjoying your new home straight away. You'll find oak doors throughout, giving a lovely touch of character, and there's plenty of storage to keep everything tidy and organised. The kitchen and living areas are well laid out, making it easy to entertain friends or enjoy quiet nights in. Both bedrooms are a good size, offering comfortable spaces to unwind. Parking is never an issue here, with off-road parking for up to three vehicles and the added bonus of a garage for extra storage or workshop space (ideal for hobbies or keeping your car safe). This cottage offers the perfect blend of traditional charm and modern convenience, making it a fantastic choice for a range of buyers. Book your viewing today.

- End terraced 2 bedroom cottage
- Close to good schools and local amenities
- Close to M4 and Bridgend town
- Log burning fire
- Ready to move in
- Off road parking for up-to 3 vehicles
- Garage
- Oak doors throughout and lots of storage
- Close to local walking routes





Entrance
Via solid wood front door into entry hallway.

Hallway
Flagstone tiled floor, centre stair case, radiator, smooth ceiling, and understairs storage with area for a tumble drier.

Kitchen
11' 2" x 8' 6" (3.40m x 2.60m)
Flagstone tiled floor, smooth ceiling with centre light, window to front, wood base and wall units, integrated oven and hob with overhead extractor fan, space for washing machine, fridge-freezer, and dishwasher, breakfast bar, and combination boiler.

Study
11' 2" x 5' 3" (3.40m x 1.60m)
Smooth ceiling, radiator, sliding oak door, and window to front.

Lounge
18' 4" x 10' 10" (5.60m x 3.30m)
Smooth ceiling, radiator, log burner, sliding oak door, and French doors and window to rear.

Landing
Smooth ceiling, recently carpeted stairs and landing, and additional walk in storage.

Bedroom
12' 2" x 11' 6" (3.70m x 3.50m)
Smooth ceiling, radiator, window to front, large fitted wardrobes and oak door.

Bedroom
10' 6" x 7' 3" (3.20m x 2.20m)
Smooth ceiling, radiator, window to rear, and oak door.

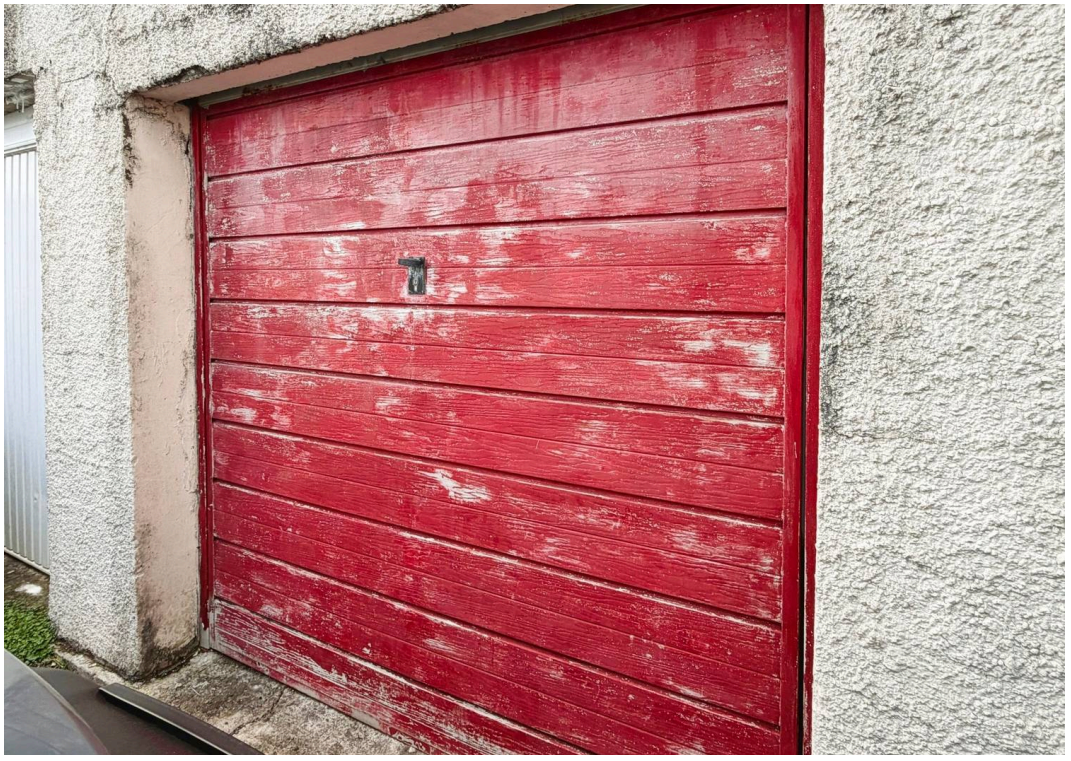
Shower room
7' 10" x 5' 11" (2.40m x 1.80m)
Tiled walls, vinyl floor, spot lights, oak door, toilet and sink unit, and recently installed new shower cubicle.

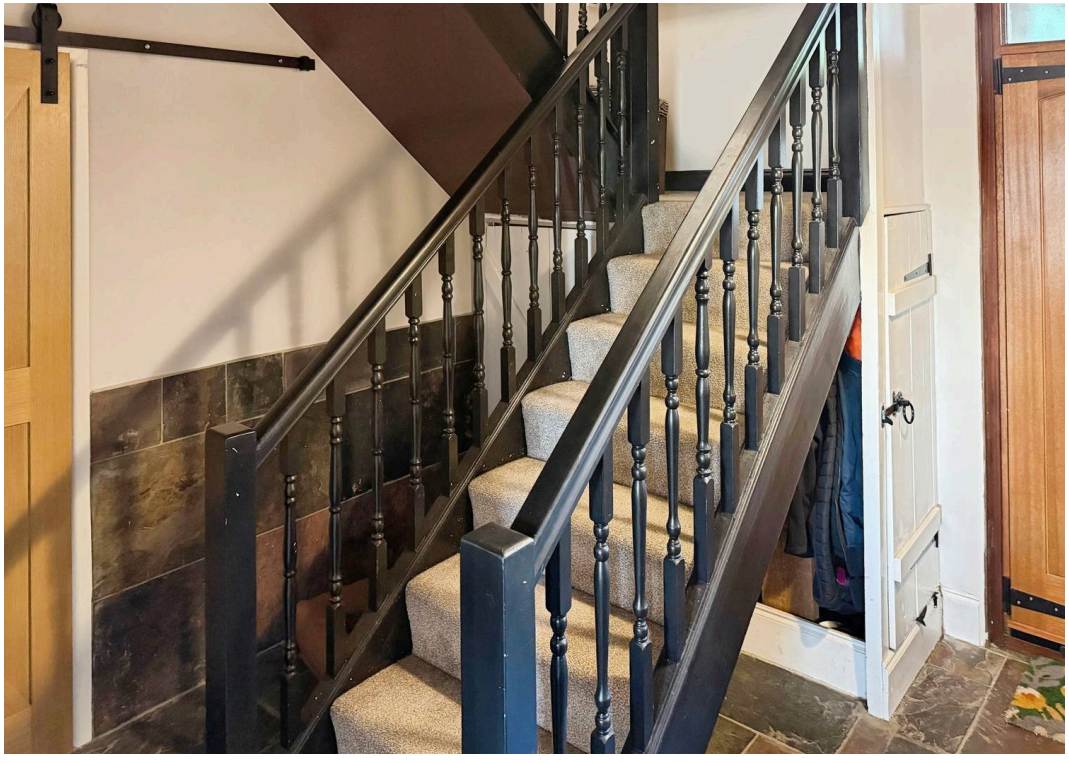
Attic
10' 10" x 11' 10" (3.30m x 3.60m)
Carpeted, smooth ceiling, radiator, and eaves storage. Accessed via wooden ladder behind oak door.

Outside
Half patio, half Astroturf low maintenance rear garden with wood shed, bounded by block rendered walls and back gate. Out the back gate is a parking area for up-to two vehicles, there is also an other parking space that is for the property.

Garage
Traditional up and over door.

Note
A staff member of Payton Jewell and Caines declares an interest in this property.





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