



5, Healthy Close  
Bridgend, CF31 4BF

Watts  
& Morgan



# 5, Healthy Close

Pen-Y-Fai, Bridgend CF31 4BF

**£520,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

New to the market this spacious 4 bedroom detached property with a double garage. Situated in a sought after cul-de-sac the village of Pen-Y-Fai located in a desirable position backing onto playing fields behind. Located within walking distance of local village amenities, shops, schools and public houses. Close proximity to Bridgend Town Centre and great commuter access via Junction 36 of the M4. Accommodation comprises; spacious entrance hallway, WC/cloakroom, lounge, kitchen/ breakfast room, dining room and study. First floor galleried landing, main bedroom with a 4-piece en-suite bathroom, 3 further double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway to the front with off-road parking for multiple vehicles, detached double garage with bar area, fully enclosed rear garden with a private gate giving direct access onto playing fields. EPC Rating; 'C'.

## Directions

\* Bridgend Town Centre - 2.5 Miles \* Cardiff City Centre - 20.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC double-glazed door with obscured glazed window leading into the impressive entrance hallway with half-turn oak staircase. There is a built-in storage cupboard, solid oak flooring throughout and all doors lead off.

Double doors open into the main living room which is a superb sized family room with carpeted flooring, a central feature gas fireplace, windows over-looking the front and French doors opening out onto the rear patio.

The dining room is a great sized second reception room with continuation of solid oak flooring, windows to the front and ample space for freestanding furniture.

The study is a versatile third reception room or potential ground floor bedroom with continuation of solid oak flooring and windows to the side.

The WC/cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin with partly tiled walls, tiled flooring and a window to the front.

The kitchen/breakfast room is situated to the rear of the property with patio doors opening out onto the rear garden and windows over-looking the rear garden. The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over. Offering tiled flooring throughout, tiled splash-backs and spotlighting. Integral appliances to remain include; microwave, dishwasher, freestanding Stoves double oven and grill with a 7 ring gas hob and a dual bowl stainless steel sink. Space is provided for a freestanding fridge/freezer. There is ample space for a dining table.

The first floor galleried landing offers carpeted flooring, a built-in airing cupboard, access to the loft hatch and windows over-looking the front and rear.

Bedroom one is a generous main bedroom with carpeted flooring, contemporary built-in wardrobes and windows over-looking the front. Leading into an en-suite bathroom fitted with a 4-piece suite comprising of a panelled bath, corner shower cubicle, WC and wash hand basin set within a vanity unit. The en-suite benefits from vinyl flooring, partly tiled walls and a window to the side.

Serving the first floor are three further generous double bedrooms offering fitted carpets.

The family bathroom has been fitted with a 4-piece suite comprising of a panelled bath, WC and wash hand basin with a separate shower enclosure. Also benefitting from fully tiled walls, tiled flooring and a window to the rear.

### GARDENS AND GROUNDS

The property is approached via a brick paver driveway providing parking for multiple vehicles and a detached double garage with two access doors with full power supply with a bespoke fitted bar and potential for versatile use.

The front garden is a combination of lawn, mature shrub and stone areas making it fairly low maintenance whilst steps lead up to the front door and a path leads around to the side of the property giving rear access to the garden.

To the rear of the property is a well maintained fully enclosed garden with a low patio area whilst the rest is laid to lawn with a raised decked area with a range of borders and mature shrub flowers. There are a range of fruit trees including cherry, apple, fig, plum & peach. The garden is surrounded by secure fencing and has a private gate giving direct access onto the playing fields and park.

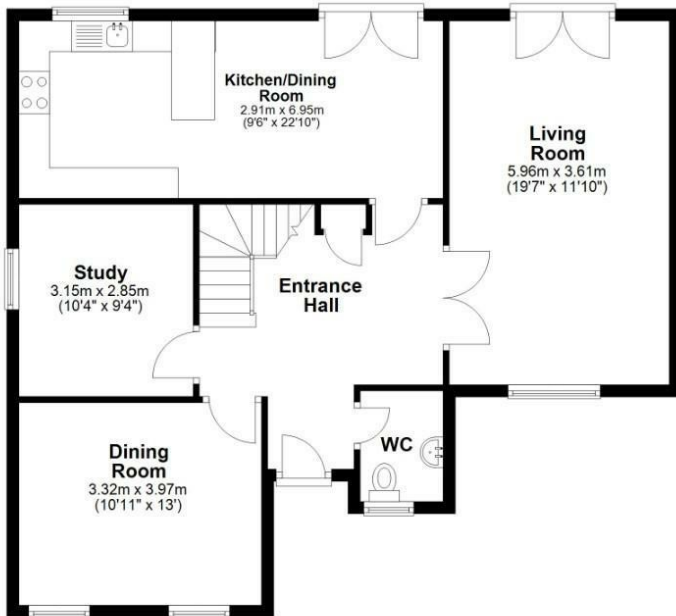
### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band "G"



### Ground Floor

Approx. 82.7 sq. metres (890.3 sq. feet)



### First Floor

Approx. 78.4 sq. metres (843.6 sq. feet)



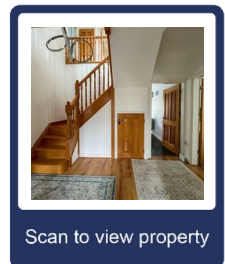
Total area: approx. 161.1 sq. metres (1733.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

**5 Healthy Close, Pen-Y-Fai**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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