

4-6 Dunraven Place, Bridgend. CF31 1JD

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Pen Y Cae House Pen-y-cae
Bridgend
Bridgend County.
CF32 9SN

285,000



- *Viewing Strictly By Appointment Only*
- 2/3 Bedroom Double Fronted Detached Cottage
- Great Potential for Renovation/Development
- Standing In It's Own Grounds
- Located Off The Common
- uPVC Double Glazing
- Gas Central Heating From Combination Boiler
- Large Garage & Outbuildings
- Unique Opportunity

Ref: PRA12000

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards Ltd are pleased to offer this unique detached double fronted cottage situated off the common in Pen-Y-Cae and standing in its own grounds offering great potential to renovate or develop. The cottage was built in 1860's, historically it is believed to have originally been two semi-detached cottages on this plot however the adjoining cottage was never actually built so now it stands as a 2/3 bed roomed detached cottage. The property has the original stone spiral staircase giving access to the first floor. The cottage is in need of modernising. The property is in generous grounds which needs clearance in parts with a large garage and an outbuilding which was formerly a stable block but is now a two storey structure with power and lighting.

The main cottage and outbuilding had new roofs in approximately 2017/2018, and a gas combination central heating system was installed but the date is unknown, the electric fuse box was updated in 2014. The cottage is located just off the common but still retains all main services including mains gas, electric, water & drainage. The property is located just off junction 36 of the M4 motorway at McArthur Glen, with close proximity to facilities and amenities. The cottage is set in a semi-rural location and an internal viewing is highly recommended strictly by appointment only. The property has uPVC double glazing.

The property comprises: - GROUND FLOOR: - Entrance; Porch; Living Room; Second Sitting Room or Bedroom Three; Kitchen; Shower Room; Sun Room. FIRST FLOOR: - Bedroom One; Bedroom Two. OUTSIDE: - Large Garage with a two storey outbuilding, large boundary to the front & rear of the cottage.

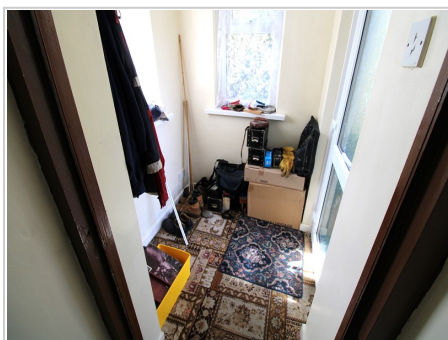
Accommodation

Ground Floor



Entrance

via a uPVC double glazed front door leading into an entrance porch.



Entrance Porch (4' 10" x 4' 6") or (1.48m x 1.37m)

uPVC double glazed windows to the front and side. Access through into:-



Living Room (12' 0" x 11' 2") or (3.65m x 3.41m)

uPVC double glazed window to the front, wooden beams to the ceiling with the above wood floors fitted atop the beams, double radiator, stone fireplace with a marble hearth and an inset fire, door leading to the original stone staircase to the first floor, door leading into:-



Second Sitting Room/Bedroom Three (11' 11" x 7' 8") or (3.63m x 2.33m)

uPVC double glazed window to the front, wood beams with the wood floor sitting on the beams, brick feature fireplace, double radiator, electric fuse box.



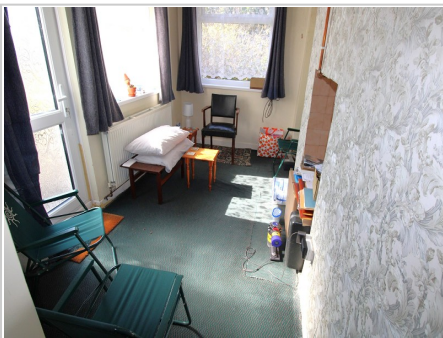
Kitchen (22' 9" x 8' 6") or (6.93m x 2.60m)

Galley kitchen with a range of kitchen units which include an inset one and a half bowl sink unit set in worktops, tile splashback, range of floor cupboards incorporating a drawer unit, wall to wall storage cupboards, plumbed for washing machine, space for gas cooker, space for fridge-freezer, two fluorescent lightstrips, two uPVC double glazed windows overlooking the rear which faces the access road.



Shower Room (6' 9" x 6' 1") or (2.07m x 1.85m)

Three-piece suite in white to include a double shower cubicle with access via sliding door with a shower unit fed off the combination boiler, vanity wash hand basin, low level WC with vanity storage, tiled walls, skimmed ceiling, extractor fan, tiled floor, double radiator, uPVC double glazed obscured window to the side.



Sun Room (12' 7" x 7' 0") or (3.83m x 2.13m)

uPVC double glazed windows to front & side, uPVC double glazed door leading out to the garden, tiled recess in the chimney recess, double radiator, Vaillant wall mounted combination gas central heating boiler.

First Floor



Bedroom One (12' 2" x 12' 2") or (3.71m x 3.70m)

Double louvre door leading into a storage cupboard, double radiator, uPVC double glazed window to the front, door into:-



Bedroom Two (11' 10" x 6' 9") or (3.61m x 2.07m)

Access into a small loft, double radiator, uPVC double glazed window to the front.

Outside

Rear

The rear of the property faces the access road with the rear boundary extending to the paved path leading down to the steps to the side gate. Graveled area to the front of the garage which is currently being used for parking.

To the side of the pathway there are shrub borders and a garage attached to the outbuilding which was formerly a stable block. Steps leading down to a concrete path leading around the property.

Garage (16' 10" x 13' 0" x 16' 11") or (5.14m x 3.97m x 5.15m)

Accessed via an up and over electric garage door with power and lighting, it's constructed by stone walls and block walls. There is a wooden door at the back of the garage leading out to the garden.

Go through the rear gate to the:-



Outer Building (12' 7" x 8' 11") or (3.83m x 2.71m)

uPVC double glazed door leading into the two-storey building with power and lighting. Wooden window to the front, staircase leading up to the first floor which is 3.78m x 2.8m again with lighting and power, wooden window to the front.

Leading down the concrete path there are gardens to the side behind the outbuilding with rails along the concrete path that leads back to the front door of the property.

Front

At the front of the cottage there are trees and shrubs continuing on the concrete path to the opposite side of the garden where there is a concrete area outside the sun room door and again an area of garden with the boundary at the end with the larger standing tree.

Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend

that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

Services

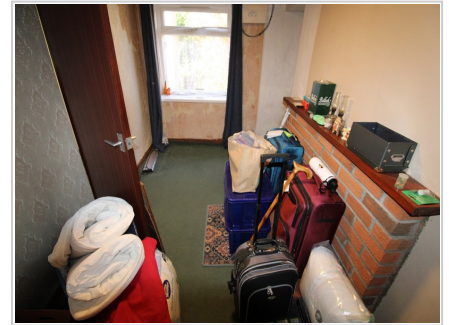
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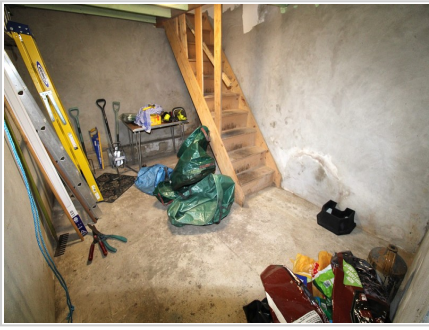
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



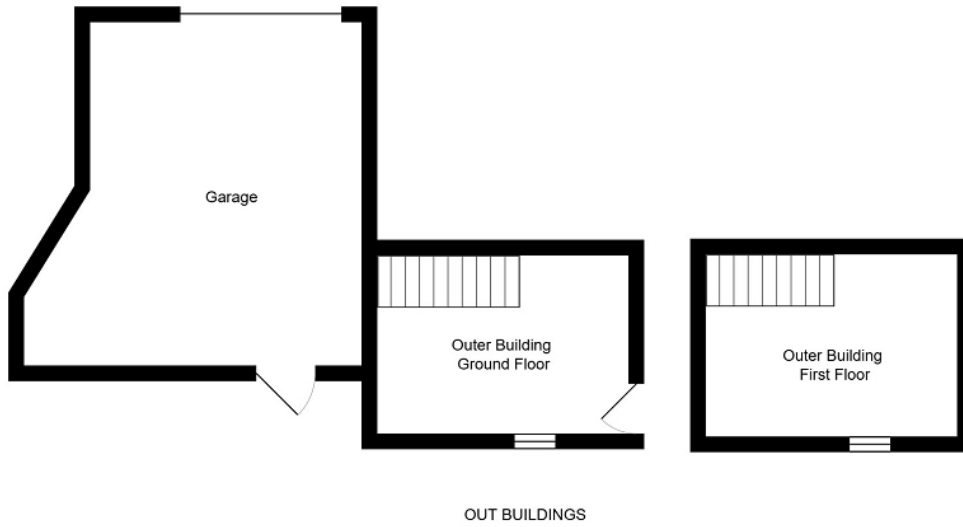
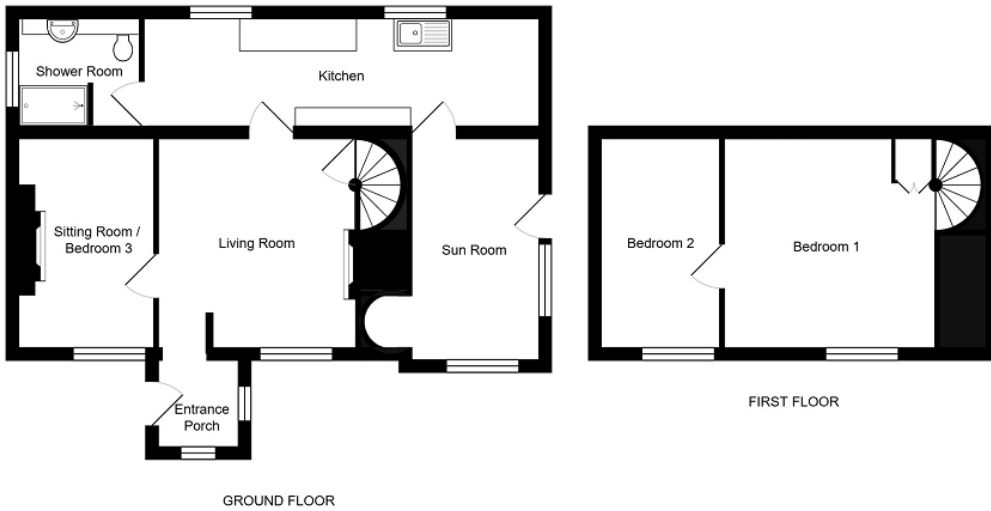


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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.