



A newly built, substantial executive home

Harrenhal, Cwrt Pen-y-Fai, Pen-y-Fai, Bridgend, CF31 4BX

Freehold



Newly constructed detached home • High specification finish throughout • Set within a development of 4 houses
Countryside views • Excellent transport links

Harrenhal is approached via a driveway servicing four houses, leading to a detached double garage.

The porch leads to a central entrance hallway with marble effect floor, feature ash staircase to the first floor and doors to all reception rooms.

The Lounge has fitted carpet, feature fireplace, windows to the side and French doors opening on to the rear garden which serve as the wheelchair access.

The Dining room has two windows to the front and double doors onto the hall.

The Kitchen/Breakfast room has a marble effect floor, wall and base units and an island with Silestone worktops. All kitchen appliances are Neff and include an induction hob, integrated oven with microwave above, dishwasher, full height fridge and a full height freezer. There is a window to the rear and French doors opening onto the garden.

Open to the kitchen there is a snug with 2 windows to the front and double doors opening onto the hall.

The Utility room has a wall and base unit with Silestone worktop over, with space and plumbing for a washing machine and tumble dryer. It has a cupboard housing the boiler and electrical consumer units, a door to a wc and a door leading to the side of the house giving access to the

front and rear.

To the first floor there is a spacious landing, currently used as a study, with fitted carpet and a Juliet balcony to the rear.

The main bedroom on this floor is spacious with windows to the front, a dressing room, and a high specification en suite shower room.

Bedroom 2 has two windows to the front, a fitted cupboard and is serviced by the main family bathroom, with a modern bathroom suite and excellent finishes.

Bedrooms 3 and 4 both share a 'Jack and Jill' shower room.

To the second floor is the principal bedroom, with sky lights, a dressing room with mirrored wardrobe doors and a generous en suite bathroom, with separate shower and bath.

The rear garden is fully enclosed with patio and lawn. There is access to the front and to the garage.

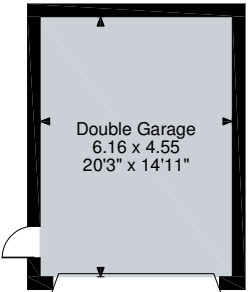
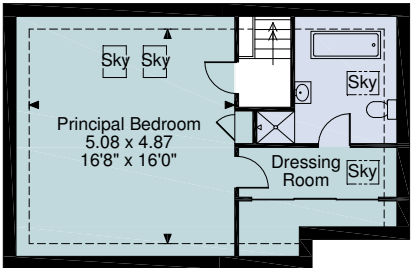
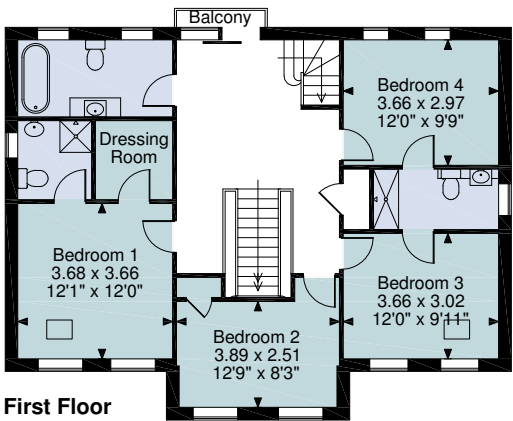
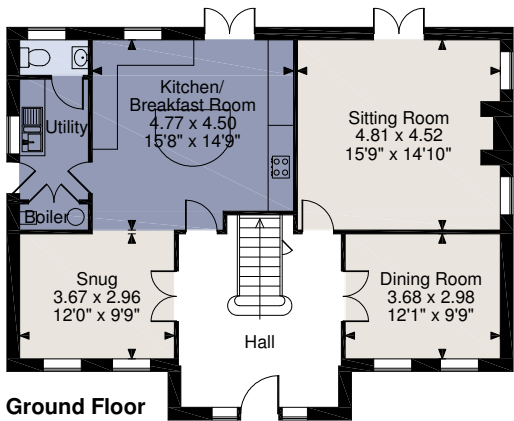
The garage is detached with power and light and electric insulated doors.



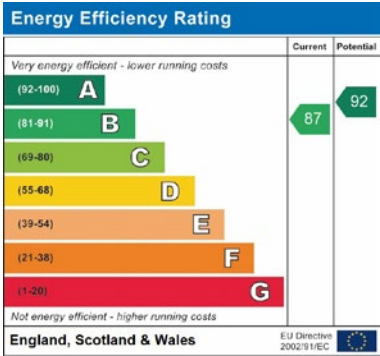


Harrenhal, Cwrt Pen-y-Fai, Pen-y-Fai, Bridgend
Main House gross internal area = 2,354 sq ft / 219 sq m
Garage gross internal area = 302 sq ft / 28 sq m

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The position & size of doors, windows, appliances and other features are approximate only.
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