



Kelvin Court

Pen-Y-Fai, Bridgend, CF31 4LS

Price Guide £500,000

HARRIS & BIRT



Kelvin Court is an exceptional detached property that offers an abundance of space, with need for modernisation in places, but is a wonderfully bespoke property of its time. The accommodation throughout briefly comprises entrance hall, reception hall, study, sitting room, WC, storage, utility, rear porch to the ground floor. Further storage room and double garage to the lower ground floor. Stepping up to the upper ground floor is a good sized living room, dining room and kitchen. Further stairs leading to four double bedrooms, master en suite and dressing room and a family bathroom. The plot itself sits in circa 0.65 acres of exceptional flat, private gardens and grounds.

Local facilities within the village include Pen Y Fai Church in Wales primary school, local garage, "The Pheasant" local pub, playing fields and All Saints parish church, which provides the most attractive back drop for this fine looking house. Easy access to Bridgend town centre and major out of town shopping centres. Road links to the M4, including the capital city of Cardiff and Swansea into easy and comfortable commuting distance. There is a main line railway station in Bridgend with a regular London service.

The property is to be sold by informal tender. The vendors are required to obtain the best possible price so the property will remain available on the market for a period of time and all offers will be considered. If more than one offer is received the vendors and their agents will ask all offerors to make a full and final offer. All offers must be in writing. Closing date for initial offers is 5pm Friday 29th August 2025.

- Attractive Detached Property Set in 0.65 Acres
- In Need of Some Modernisation In Parts
- Wide Variety of Reception Rooms
- Popular Location within the Village of Pen Y Fai
- EPC - tbc
- Flat, Private & Secluded Gardens Surrounding
- Four Double Bedrooms
- Double Garage
- Informal Tender with Bids By Friday 29th August 2025 at 5pm

Accommodation

Ground Floor

Entrance Porch

Entered via UPVC double doors with inset opaque glazed vision panels. Further natural light via high level UPVC double glazed fixed pane panel to open entrance porch. Skimmed walls. Timber clad roof. Vinyl laid flooring. Wooden opaque glazed door panel opens into;

Entrance/Living Room 26'5 x 18'3 max (8.05m x 5.56m max)

Good sized reception room. UPVC double glazed picture window to front elevation. Papered walls. Timber clad ceiling. Fitted carpet. Access to full turn carpet staircase and doorway through down to garage and storage room. Internal communicating doors.

Office 11'10 x 14'3 (3.61m x 4.34m)

Good sized adaptable reception space. UPVC double glazed picture window to front elevation. Papered and timber clad walls. Coved ceiling. Fitted carpet.

Family Room 12'0 x 11'10 (3.66m x 3.61m)

Another adaptable reception space. UPVC double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Range of fitted spotlighting and ceiling lights. Vinyl tiled flooring.

WC 7'4 x 3'5 (2.24m x 1.04m)

Two piece suite comprising low level dual flush WC. Wash hand basin set into a vanity unit. Tiled splashbacks. Papered walls. Mosaic tiled flooring. UPVC opaque double glazed window to rear elevation.

Inner Lobby 5'0 x 4'2 (1.52m x 1.27m)

Plenty of built in storage.

Utility/Laundry Room 8'3 x 11'10 (2.51m x 3.61m)

Good sized utility space. China Belfast sink and drainer with chrome mixer tap set into underset base unit. Range of built in storage cupboards. Plenty of space for washing machine and tumble dryer. Half tiled walls. Skimmed ceiling. Further skimmed walls. Tiled flooring. Internal aluminium glazed window. Internal quarter turn doorway opens into;

Rear Porch 8'5 x 5'6 (2.57m x 1.68m)

UPVC half opaque glazed pedestrian door opening out onto rear. Two aluminium glazed windows to rear and side. Half tiled walls. Tiled flooring.

Upper Ground Level 5'0 x 7'0 (1.52m x 2.13m)

Half flight stairs lead up to an internal landing. Papered walls. Skimmed ceiling. Access to first floor. Communicating doors to all upper ground floor rooms.

Family Room 19'10 x 14'3 (6.05m x 4.34m)

An excellent sized principal reception space. Full run of glazing to the front elevation via aluminium fully double glazed sliding patio doors opening out onto an attractive balcony terrace. Fully papered walls. Coved and skimmed ceiling. Feature fireplace in a marble finish with an open chimney and separate wall mounted electric fire. Sliding wooden door through into dining room.

Dining Room 13'4 x 12'0 (4.06m x 3.66m)

Attractive floor to ceiling picture window to side elevation with fully double glazed sliding patio door.

Papered and timber clad walls. Coved and skimmed ceiling. Wood block flooring. Separate floor to ceiling fitted opaque glazed window. An adaptable space. Doorway opens through into;

Kitchen 10'3 x 12'0 (3.12m x 3.66m)

Range of fitted shaker style wall and base units in a matte white finish. Features to include eyeline Neff microwave. Electric fan oven. Electric four ring hob. 1.5 chrome sink and grooved drainer with inset waste disposal system and chrome mixer tap. Space for inset washing machine. Space for dishwasher. All set under and over granite worksurface. UPVC double glazed window to rear elevation overlooking the pretty rear gardens. Tiled splashbacks. Fully skimmed walls and ceiling. Access to loft via hatch. Tiled flooring.

First Floor

Landing 7'0 x 11'0 (2.13m x 3.35m)

Accessed via staircase from the upper ground floor. Papered walls. Coved and skimmed ceiling. Access to loft via hatch. Fitted carpet. Communicating doors to all first floor rooms.

Master Suite Bedroom One 13'0 x 14'6 (3.96m x 4.42m)

Good sized double bedroom with UPVC double glazed picture window to front elevation enjoying fantastic views across the countryside and beyond. Papered walls. Coved and skimmed ceiling. Fitted carpet. Door to;

Master Suite Bathroom One 6'10 x 4'9 (2.08m x 1.45m)

Four piece suite comprising corner quadrant

oversized shower cubicle with integrated shower and shower head attachment. Low level hidden cistern WC. His & hers wash hand basin with chrome mixer tap set into an attractive full width vanity unit and underset pelmet lighting. Fully tiled walls and floor. Wall hung heated towel rail. UPVC double glazed window to side elevation.

Master Suite Dressing Room 6'10 x 4'9 (2.08m x 1.45m)

Good sized dressing room with power and light. Vinyl laid flooring. Fully skimmed throughout. Hanging rails and open shelving.

Bedroom Two 12'1 x 11'9 (3.68m x 3.58m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Papered walls. Coved and skimmed ceiling. Fitted carpet. Built in bedroom furniture.

Bedroom Three 12'1 x 12'0 (3.68m x 3.66m)

A third double bedroom. UPVC double glazed window to side elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Range of built in bedroom furniture. Wash hand basin set into an attractive vanity unit with chrome taps.

Bedroom Four 8'5 x 12'0 (2.57m x 3.66m)

Another good sized bedroom with UPVC double glazed window to rear elevation Papered walls. Coved and skimmed ceiling. Fitted carpet. Built in bedroom furniture.

Bathroom Two 7'7 x 8'2 (2.31m x 2.49m)

Three piece suite in white comprising panelled bath

with chrome mixer tap and overhead shower head attachment. Low level hidden cistern dual flush WC and wash hand basin set into vanity unit with eyeline mirror and under pelmet lighting. Fully tiled walls. Tiled flooring. UPVC double glazed opaque window to rear elevation, Wall hung heated towel rail.

Lower Ground Floor 5'5 x 11'10 (1.65m x 3.61m)

Accessed from the doorway in the hallway down a small flight of stairs to a good sized storage room. Range of fitted base units. Opaque glazed window to side elevation. Good sized understairs storage. Doorway access into;

Double Garage 20'2 x 19'9 (6.15m x 6.02m)

An excellent sized double garage. Power, light and water. Electric up and over garage door to side elevation. Concrete base. Internal glazed opaque window.

Outside

Gardens & Grounds

Entered via an attractive gated driveway entrance laid to tarmac and set back from the road via a brick built wall. Private to all boundaries via high level hedgerows and close boarded fencing. Off road parking for multiple cars. Steps lead up to the wrap around sun deck. The front is mainly laid to lawn. Mature trees and adolescent shrubbery. The tarmac driveway wraps around to the double garage to the side and provides an ample forecourt to the rear. Attractive laid raised beds and borders and hides the oil tank behind a red brick built dwarf wall. The rear garden is completely private and is

mainly laid to lawn. Raised patio terrace and attractive timber built summerhouse. The plot sits in circa 0.65 acres of gardens and grounds. Garden store. Outside loo. Boiler room.

Services

Oil fired central heating. Hot air vented system throughout. Mains water and electric. Mains drainage.

Directions

From the centre of Bridgend take the A4063 Maesteg road dual carriageway passing the Brewery Field (Bridgend Rugby Club) on your right hand side. After about half a mile and at the first set of traffic lights turn left into Heol Pen Y Fai. As you come up this road Kelvin Court is on your right hand side with a Harris & Birt board outside.

Offer Process

The vendors are required to obtain the best possible price so the property will remain available on the market for a period of time and all offers will be considered. If more than one offer is received then vendors and their agents will ask all offerors to make a full and final offer. All offers must be in writing. Closing date for initial offers is 5pm Friday 29th August 2025.

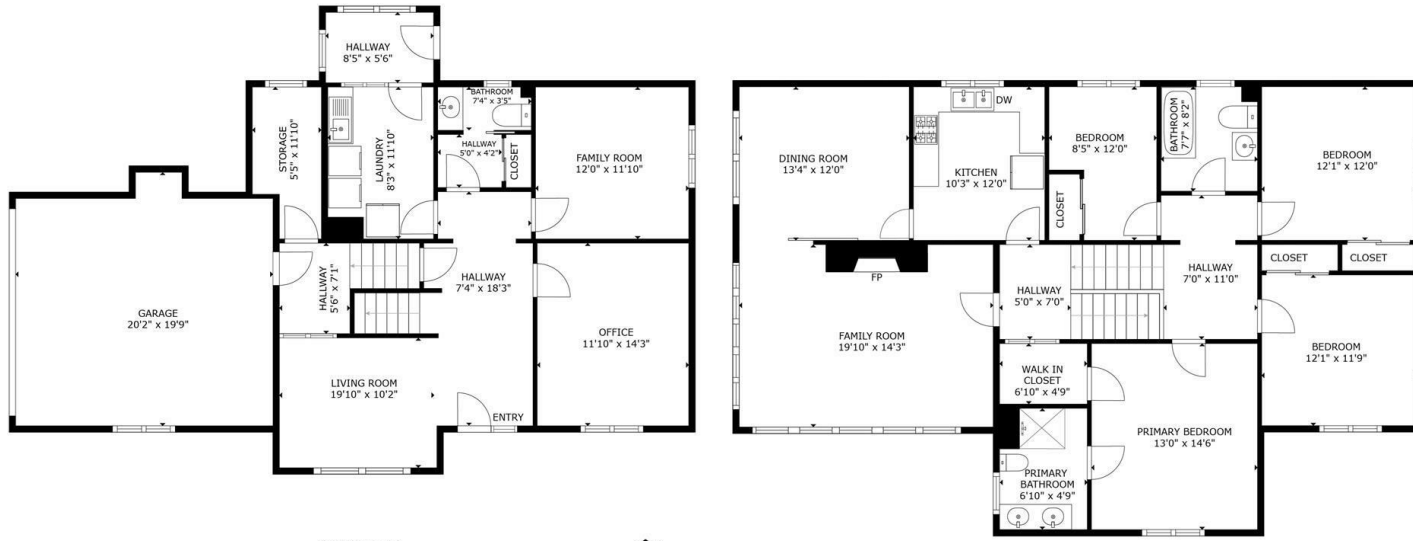












GROSS INTERNAL AREA
 FLOOR 1: 963 sq. ft. FLOOR 2: 1,565 sq. ft.
 TOTAL: 2,528 sq. ft.
 EXCLUDED AREA GARAGE: 364 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

