

# hrt

herbert r thomas

19 Swn Yr Afon

Kenfig Hill, Bridgend, CF33

6AJ

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## 19 Swn Yr Afon

Asking price **Guide Price**

**£367,500**

Situated in a pleasant cul-de-sac location with generous gardens overlooking pastureland and woodland is this well proportioned, four double bedroom, self build detached home.

Off-road parking

Four double bedroom detached

Generous rear garden overlooking pastureland and Woodland

Integral garage

Master suite and ensuite shower room

Three reception rooms

Kitchen/diner

Cul-de-sac location

Viewings are highly recommended





Situated in a pleasant cul-de-sac location is the generously proportioned, four double bedroom, self build with larger than average rear garden overlooking pastureland and woodland.

The property is entered via a solid wood door into an entrance hallway with wooden flooring, dogleg staircase rising to first floor landing and doorways to the lounge, sitting room, kitchen/diner, and downstairs cloakroom. The lounge has coving to ceiling, ceiling rose, PVCu double glazed bay window to front, a continuation of the wooden flooring and a feature fireplace. The sitting room has coving to ceiling, PVCu double glazed double doors flanked by windows leading to the conservatory, laminate flooring and an open plan double width doorway leading to the kitchen/diner. The downstairs cloakroom has been fitted with a two piece suite comprising of close coupled WC and pedestal wash handbasin. There is splashback tiling, dado rail, a continuation of the wooden flooring and PVCu raised window side. The

kitchen/diner has been fitted with a matching range of base and eyelevel units with solid wood worktops over. There is a built-in integrated appliances including coffee machine, microwave, twin eyelevel ovens and AEG induction combination hob. There is plumbing and space for appliance, space for American fridge/freezer, PVCu double glazed window and French doors overlooking the rear garden and a doorway to the utility room. The utility room has been fitted with a matching range of base and eyelevel units with workspace over. There is a sink unit with swan neck mixer tap, tiled flooring, door to the integral garage and a PVCu double glazed door flanked by window to side. The conservatory is of PVCu double glazed construction with a polycarbonate roof and lower dwarf brick wall. There is a radiator for all year use and French doors flanked by windows overlooking the landscaped rear garden.

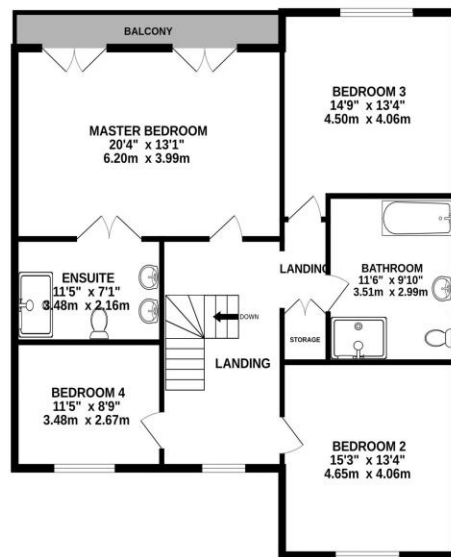
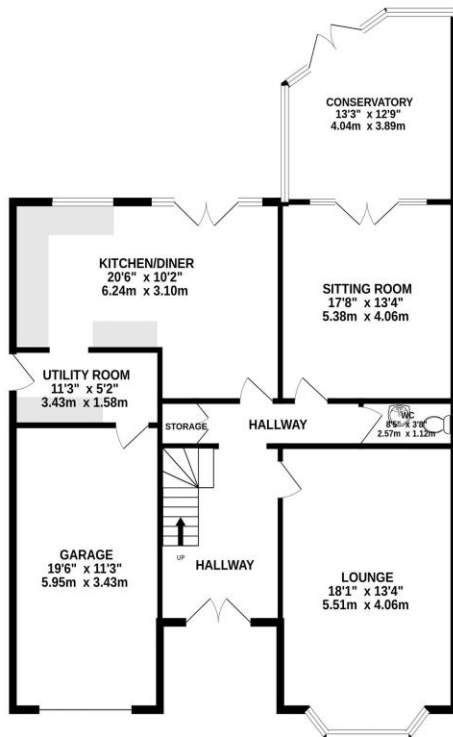
Upstairs to the first floor is landing there is a PVCu double glazed window to front and doorways to all bedrooms and family bathroom. The bathroom is a generous space fitted with a four piece suite comprising of double shower cubicle, close coupled WC, pedestal wash hand basin and bath with swan neck mixer tap. There is a heated towel rail and tiled flooring. Bedrooms two and four are double rooms with PVCu double glazed windows to front, laminate flooring and coving to ceiling. The third bedroom has a PVCu double glazed window to rear overlooking the woodland. The master suite is a generous bedroom suite with twin PVCu double glazed doors onto an elevated balcony area with views across the back garden onto pastureland and Woodland beyond. A doorway allows access to the generously proportioned ensuite shower room. The shower room has been fitted with a three piece suite comprising of twin sink units, close coupled WC and large double shower cubicle. There is full height tiling to wet areas, laminate flooring and chrome effect heated towel rail.

Outside to the front of the property is an open plan garden laid to double width paved parking area ahead of the integral garage and gravelled area. To rear of the property is an enclosed garden with a stunning backdrop of pastureland and woodland. The garden is laid to an elevated timber deck at the rear which enjoys fantastic views, lawn, block, paved sitting area and steps down to an additional area of garden which houses a timber built summer house.

Viewings on the property highly recommend to appreciate the location, views and generous proportions on offer.

GROUND FLOOR  
1285 sq.ft. (119.4 sq.m.) approx.

1ST FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2372 sq.ft. (220.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From junction 37 of the M4 travel North along the dual carriageway, signposted Pyle, proceed overt the next roundabout and into Pyle village. Proceed to the traffic lights and turn right, sign posted Kenfig Hill, proceed through Kenfig Hill village and at the bottom of the hill that leads to Cefn Cribwr turn left at the war memorial and follow this road without deviation away from the village taking the last left and turning into Swn Yr Afon. Proceed into the development where number 17 will be found on the right had side.

### Tenure

Freehold

### Services

All mains  
Council Tax Band F  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

6:52L 9:59 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
17, Swn yr Afon, Kenfig Hill, Bridgend, CF31 8AU	Energy rating <b>C</b>	Valid until: 28 November 2028 Certificate number: 8518-7629-6339-3196-6926
Property type	Detached house	
Total floor area	220 square metres	

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standards-guidance>).

**Energy rating and score**  
This property's current energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales: the average energy rating is D the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



