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herbert r thomas

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4 Station Road

Kenfig Hill, Bridgend, CF33

6EP

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Asking price **£170,000**

Situated in the heart of the Kenfig Hill village is this stunning charismatic stone frontage two bedroom cottage presented to the highest of standards with a generous rear garden and off-road parking.

Stunning charismatic stone fronted cottage

Two double bedrooms

Large rear garden

Presented to a high standard

Double width off-road parking

Viewings highly recommended



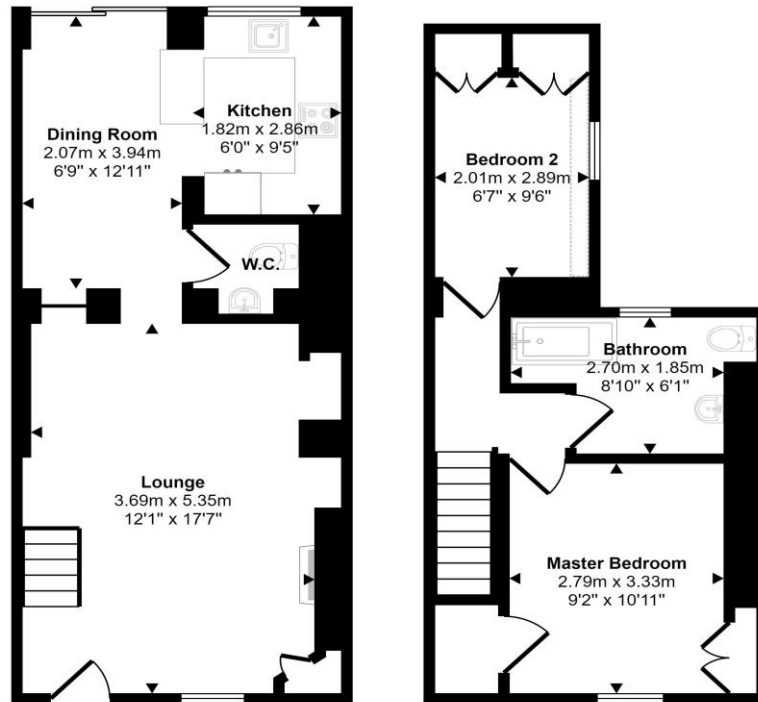


This charismatic stone-frontage two-bedroom cottage, situated in the heart of Kenfig Hill village offering off-road parking, large rear garden and just a short distance from local shops and amenities. The property is entered via a composite door into a welcoming lounge that features an exposed stone wall and a cozy log-burning stove. The lounge includes laminate flooring, recessed spotlights, staircase rising to the first-floor landing, PVCu double glazed window to the front and a doorway flanked by a window through to the dining area. The dining area boasts slate tiled flooring, half-height panelled walls, recessed

spotlights, doorway to cloakroom, PVCu double-glazed door leading out to the rear garden and opening into the kitchen area. The kitchen has been fitted with a contrasting range of base and eye-level units with solid wood worktops comprising; 1and 1/2 bowl sunken sink unit with a Swanneck mixer tap, plumbing and space for appliance, integrated appliances consist of a wine cooler, dishwasher, cooker with ceramic hob and a fridge freezer. The kitchen also continues with the slate tiled flooring, tiled splashbacks, recessed spotlights, and a PVCu double-glazed window to the rear. Accessed via a solid oak door the downstairs

cloakroom features timber-panelled walls, a close-coupled WC, a vanity wash hand basin, slate tiled flooring and recessed spotlights. To the first landing there are recessed spotlights, loft inspection point and doorways to the two bedrooms and the bathroom. The master bedroom features a PVCu double glazed window to the front with wooden shutters, door to the over-stairs storage cupboard and oak built-in wardrobes. The second bedroom includes PVCu double glazed window, a range of oak built-in wardrobes and coving to a sloped ceiling. The bathroom has been fitted with a three-piece suite comprising; corner bath, close-coupled WC and pedestal wash hand basin. There are tiled splashbacks, a chrome-effect heated towel rail and a PVCu double-glazed tilt-and-turn window. To the front of the property features a tarmac driveway which provides a double-width parking area. To the rear of the property is a large garden laid to lawn with steps up to a gravelled seating area, perfect for outdoor entertaining. Viewings on the property are highly recommended to fully appreciate the charm and excellent location on offer.

**Approx Gross Internal Area
71 sq m / 763 sq ft**



**Ground Floor
Approx 40 sq m / 433 sq ft**

**First Floor
Approx 31 sq m / 330 sq ft**

⊠ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Directions

From Junction 36 of the M4, take the exit onto the A4061 toward Bridgend/Sarn Services. At the roundabout, take the 1st exit onto the A4063, then at the next roundabout, take the 2nd exit and stay on the A4063. Continue straight for about 1.5 miles, then turn left onto Bridgend Road (B4281). Follow Bridgend Road for approximately 1.2 miles. Turn right onto Station Road, and 4 Little Station Road will be on your right and indicated by our for sale board

Tenure

Freehold

Services

All mains
Council Tax Band B
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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.

