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Ton View Woodlands

Park

Kenfig Hill,

Bridgend,

CF33 6EB

# Ton View Woodlands Park

Asking price **Guide Price**  
**£424,950**

Situated in the sought-after area of Woodland Park in Kenfig Hill is this four bedroom detached property with multiple reception rooms, conservatory, ground floor shower room, three en-suites, double garage, off-road parking and within close proximity to local schools, shops, amenities

Spacious four double bedroom detached property

Three reception rooms

Kitchen/breakfast room with central island

Underfloor heating

Three en-suite bathrooms

Family bathroom with whirlpool bath

Double garage and off road parking

Sought-after Woodland Park location

Close proximity to local school, shops and amenities

Close commute to junction 37 of the M4





TICKET OFFICE

This spacious four double bedroom detached property benefiting from three reception rooms, large kitchen/diner, five bathrooms, double garage, off-road parking and situated in the popular Woodland Park of Kenfig Hill within close proximity to local school, shops and junction 37 of the M4.

The property is entered via double UPVC doors which open into an impressive entrance hallway, laid to tiled flooring with underfloor heating, staircase leading to the first floor and doorways to the lounge, kitchen/diner and sitting room.

Double doors open into a generous lounge with a window to the front and full length windows to the side overlooking the garden, feature fireplace with a wood burning fire and laid to carpet. The sitting room would be perfect as a study or home office and has a window to the front. All rooms on the ground floor all benefit from under floor heating. The kitchen/breakfast room is a great family room fitted with a matching range of fitted base, wall and drawer units with complementary granite work surfaces and matching island. Appliances include a high level double oven, gas hob, coffee machine and integrated dishwasher. There is room for an American fridge/freezer, speakers are wired above the kitchen units for connection to music devices, French doors lead out into the garden, doorway to the utility room and the tiled flooring continues into a sun room/conservatory. The conservatory provides an additional space ideal for entertaining with windows surrounding the room and French doors lead out to a patio area. The utility room has space for a washing machine, tumble dryer, door to a storage cupboard, downstairs shower room and the double garage.

To the first floor, the split level landing has loft inspection point to a loft that is insulated, partially boarded with power and a ladder and doorways to all four bedrooms, storage cupboard and the family bathroom.

The master bedroom lies over the garage and is a generous sized room with multiple windows, plenty of space for multiple pieces of furniture, an open area used as a wardrobe and a door to an L shaped en-suite shower room. The en-suite has been fitted with a three-piece suite comprising; shower cubicle with a thermostatic shower, vanity unit wash handbasin and a WC. Bedroom two is a double room with a window to the front aspect, fitted wardrobes and a door to an en-suite. The en-suite has been fitted with a three-piece suite comprising; shower cubicle with a rainfall shower, wash handbasin and WC. Bedroom three is a further double bedroom with a space for wardrobes, window to the rear and doorway to the en-suite. The en-suite has been fitted with a three-piece suite comprising; a shower cubicle, wash handbasin and WC. Bedroom four is an additional double room with window to the front and space for wardrobes.

The family bathroom has been fitted with a three-piece suite comprising; a large whirlpool bathtub, pedestal wash handbasin and WC.

To the front of the property is a driveway allowing off-road parking ahead of the double garage which has a remote door and benefits from power and light. Gardens wrap around the property, the majority of the garden is laid to lawn and surrounded by feather edge fencing, there is also a patio area and the property backs onto woodland.

Viewings are highly recommended.





## Directions

From Junction 37 of the M4, proceed along the A4229 towards Pyle. At the roundabout, take the second exit towards Pyle. Continue along this road and at the cross road traffic lights, turn right onto the B4281. Continue towards Kenfig Hill and at the cross road traffic lights, follow the road down, turn right, continue onto Woodland Park, continue straight on at the T junction turn right where the property will be found on the left hand side as indicated by our for sale board.

## Tenure

Freehold

## Services

All mains Septic Tank  
Council Tax Band G  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926



91104\_438\_P11 Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
Ten Year Woodlands Park Pyle, Mid Glamorgan CF31 1LH CF31 1LH	<b>Energy rating</b> <b>C</b>	<b>Valid until:</b> 30 January 2028 <b>Certificate number:</b> 9066-7129-4400-7218-7922
<b>Property type</b> Detached house	<b>Total floor area</b> 199 square metres	
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. <a href="https://www.gov.uk/guidance/domestic-private-mixed-property-minimum-energy-efficiency-standard-landlord-guidance">You can read guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-mixed-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-mixed-property-minimum-energy-efficiency-standard-landlord-guidance</a>		
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency</a>	The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> 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 69	

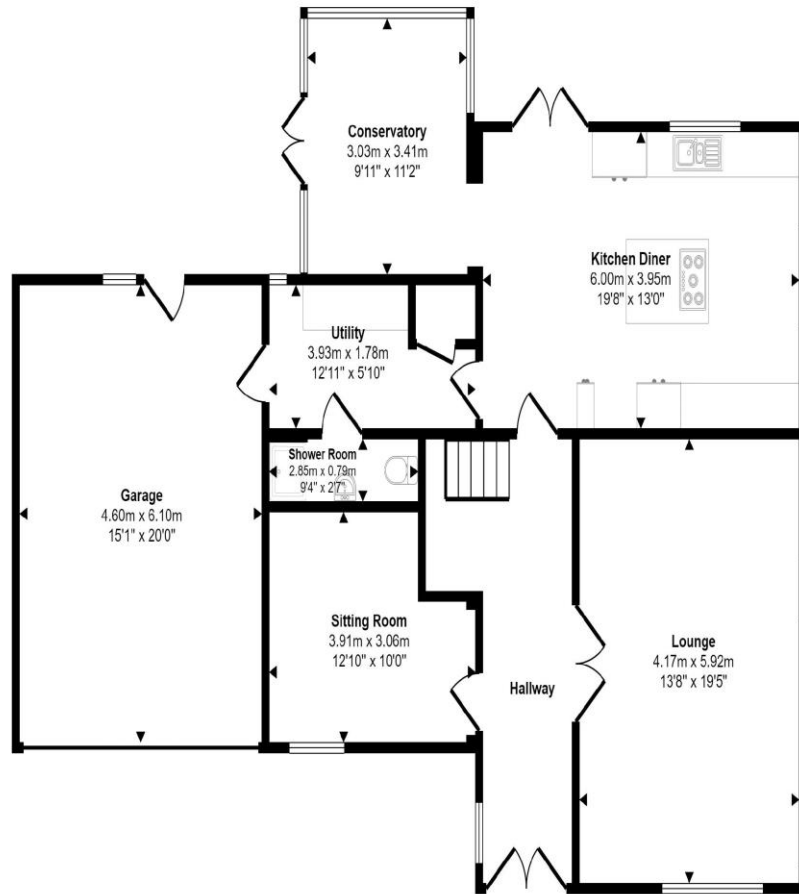
<https://find-energy-certificates.service.gov.uk/energy-certificates/9066-7129-4400-7218-7922/printout>

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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.

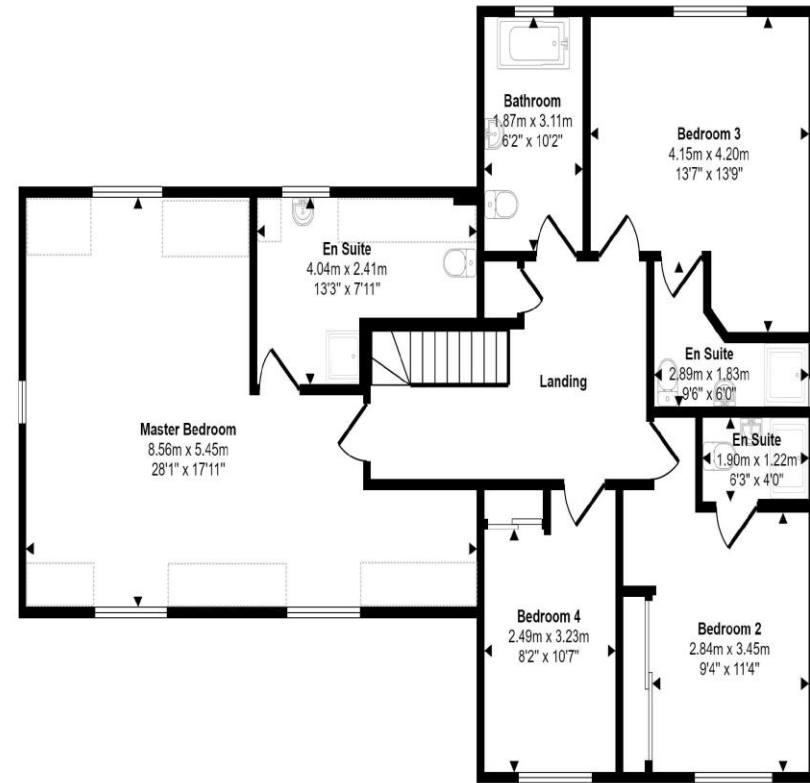


Approx Gross Internal Area  
234 sq m / 2521 sq ft



Ground Floor  
Approx 125 sq m / 1349 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 109 sq m / 1171 sq ft

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.

