



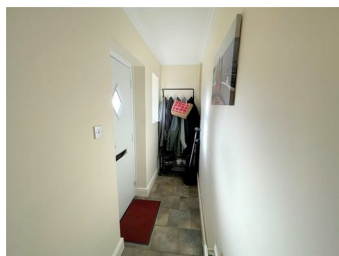
43 North Avenue, Kenfig Hill, CF33 6NH

£230,000

Ferriers Estate Agents are pleased to offer new to the market, this well presented, Three Bedroom, Semi Detached Property, situated in the Village of Kenfig Hill. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- Ground Floor - Entrance Hall, Integral Garage with Utility Area, Inner Hallway, Cloakroom, Two Reception Rooms and Kitchen/Breakfast Room - First Floor - Landing, Three Bedrooms and Bathroom. The property further benefits from Upvc Double Glazing, Gas Central Heating via Combination Gas Boiler, Off Road Parking for two cars leading to the garage and a further off road parking area to the opposite side suitable for a caravan. Internal Viewing Highly Recommended. EPC = E. Council Tax Band = D.

Ground Floor

Entrance Hall 18' x 2'9" (5.49m x 0.84m)



Entrance is via a composite front door, skimmed ceiling with decorative coving, skimmed walls, ceramic tiled flooring, Upvc obscured glazed window to the side, radiator, white panelled door to the inner hallway, fire door leading into:-

Garage/Utility 17'11" x 8'8" (excluding utility area) (5.46m x 2.64m (excluding utility area))



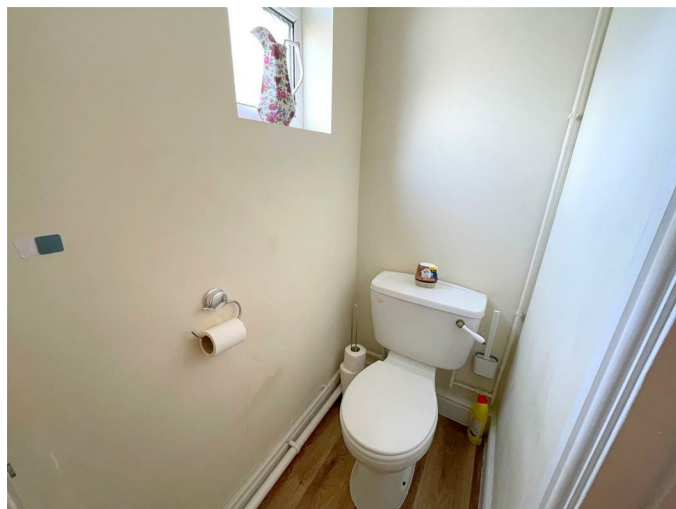
Via an up and over door from driveway, Utility area (8'3"x 3'10") to the side with a range of wall and base units, space for automatic washing machine, tumble dryer and fridge, Upvc half obscured glazed door and window to the rear.

Inner Hallway 13'7" x 5'8" (4.14m x 1.73m)



Skimmed ceiling with ceiling rose, decorative coving, skimmed walls, wood flooring, radiator with cover, carpeted split level staircase leading to the first floor, white panelled doors leading off to:-

Cloakroom 7'1" x 2'7" (2.16m x 0.79m)



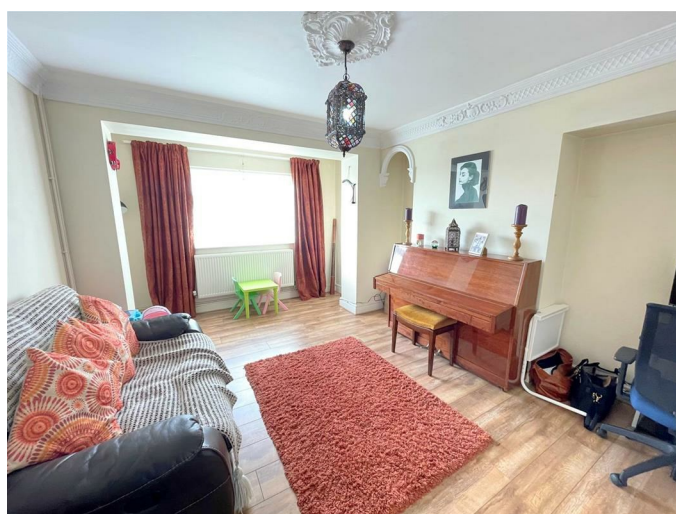
Skimmed ceiling with decorative coving, skimmed walls with tiled splash back, wood flooring, two piece suite comprising wall mounted wash hand basin and low level W.C., Upvc obscured glazed window to the rear, radiator.

Lounge 14'7" x 12'7" (4.45m x 3.84m)



Skimmed ceiling with ceiling rose, decorative coving, skimmed walls, wood flooring, Upvc double glazed window to the front, radiator.

Dining Room 45'11" x 22'11" (14'7" x 12')



Skimmed ceiling with ceiling rose, decorative coving, wooden flooring, Upvc double glazed window to the front, radiator.

Open Plan Kitchen/Breakfast Room 17'9" x 11'3" (5.41m x 3.43m)

Breakfast Area



Skimmed ceiling with decorative coving, skimmed walls, ceramic tiled flooring, space for American style fridge/freezer, radiator, white panelled door to under stair storage storage cupboard/larder with shelving and a Upvc obscured glazed window to the rear, white panelled door into Reception Room Two, square opening into:-

Kitchen



Tongue and groove ceiling skylight window to the rear, skimmed walls with extractor, ceramic tiled flooring, a range of wall and base units with wooden complementary work surface housing a Belfast sink with mixer tap, a four ring Range cooker with hot plate, fan assisted double oven and grill, warming compartment, chimney style extractor, plumbed for dishwasher, Upvc double glazed window and half obscured glazed door to the rear garden,

First Floor

Landing 9'2£ x 6'6" (2.79m£ x 1.98m)



Skimmed ceiling, skimmed walls with feature papered wall, Upvc obscured glazed window to the side, fitted carpet, panelled doors leading off to:-

Bedroom One 15'2 x 10'11" (4.62m x 3.33m)



Skimmed ceiling with fan lighting, skimmed walls, wooden flooring, two Upvc double glazed windows to the front, two radiators.

Bedroom Two 11'11" x 8'11" (3.63m x 2.72m)



Skimmed ceiling, skimmed walls, wooden flooring, triple door fitted wardrobes with matching chest of drawer, Upvc double glazed window to the rear, radiator.

Bedroom Three 10'10" x 10'2" (3.30m x 3.10m)



Skimmed ceiling with loft access, skimmed walls, wooden flooring, Upvc double glazed window to the front, radiator.

Bathroom 8'10" x 7' (2.69m x 2.13m)



Skimmed ceiling with skylight window to the rear, tiled walls with extractor, ceramic tiled flooring, four piece suite comprising wash hand basin with pedestal, panelled bath, low level W.C. and double shower unit with combi rainfall shower and hand held shower, chrome heated towel rail, Upvc obscured glazed to the side.

Outside

Front Garden



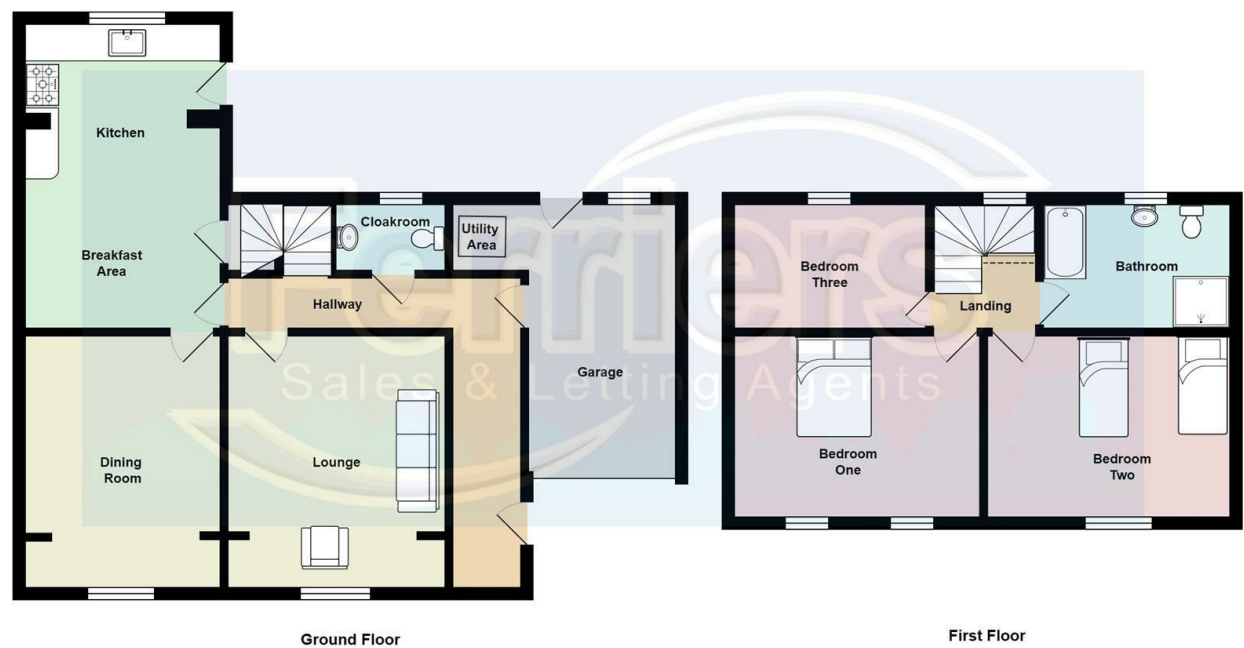
Opening onto a driveway with off road parking for two cars leading to the integral garage, property entrance off the driveway, block paving to the side with raised borders, mature shrubs and plants, to opposite side mostly laid to lawn with mature trees, plants and shrubs, off road parking area suitable for caravan.

Rear Garden



Paved patio area, outside tap, door into garage, raised block borders, steps leading up to a block paved pathway leading to the rear lane access, area laid with chippings, mature shrubs, garden area to the side with mature trees, shrubs and plants.

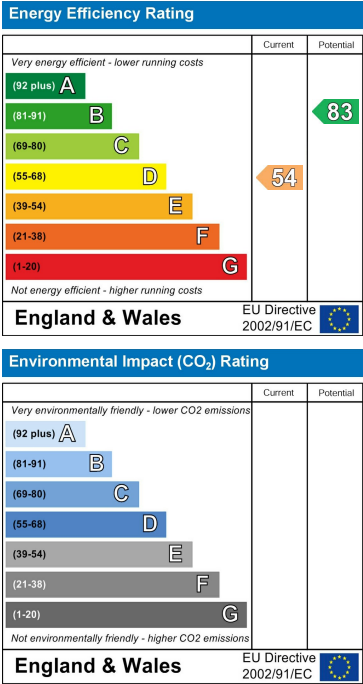
Floor Plan



Area Map



Energy Efficiency Graph



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