

15 Ton View, Kenfig Hill, CF33 6EX

£200,000

We are pleased to offer For Sale, this Three Bedroom, Semi Detached property, situated in a sought after location adjacent to a park area, in Kenfig Hill. Close to local amenities and within easy access of Junction 37 of the M4 Motorway and the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises an Entrance Hall, Cloakroom, Lounge, Kitchen/Diner and Conservatory -to the ground floor. Landing, Three Bedrooms and Bathroom to the first floor. The property further benefits from Upvc Double Glazing, Gas Central Heating via Combination Boiler, Front Garden with driveway parking and enclosed Rear Garden.

Tenure=Freehold (TBC by a legal representative)
Council Tax Band=C
EPC=D

Entrance Hall 9'4" x 2'11" (2.84 x 0.89)



Entry via a Upvc double glazed door with glazed panel, skimmed ceiling, skimmed walls, wood effect laminate flooring, carpeted staircase to the first floor, radiator and two doors off.

Cloakroom 6'7" x 2'10" (2.01 x 0.86)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, two piece suite comprising wall mounted wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

Lounge 14'7" x 12'6" (4.44 x 3.81)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, uPVC double glazed window to the front, double Georgian style doors into:-

Kitchen/Diner 15'8" x 10'7" (4.78 x 3.23)



Skimmed ceiling, skimmed walls with tiled splash back, wood effect laminate flooring, a range of base and wall mounted units with complementary work surface housing a one and a half bowl ceramic sink/drainers with mixer tap, integrated appliances to include a gas hob and electric oven with extractor above as well as an integrated fridge, freezer and dishwasher, space for a tumble dryer, door to under stair storage cupboard, space for table and chairs, uPVC double glazed window to the rear, double Georgian style doors into:-

Conservatory 11'1" x 8'10" (3.38 x 2.69)



Conservatory with dwarf wall and polycarbonate roof, fan lighting, laminate flooring, two radiators, uPVC double glazed French doors to the rear garden.

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet, white panelled door to the airing cupboard, Upvc double glazed window to the side, white panelled doors leading off to:-

Bathroom 6'2" x 5'5" (1.88 x 1.65)



Skimmed ceiling with extractor, tiled walls, ceramic tiled flooring, three piece suite comprising wash pedestal hand basin, low level W.C. and "P" shaped bath with shower over and glazed privacy screen, chrome towel rail radiator and Upvc double glazed window with obscured glass to the rear.

Bedroom One 13'5" x 8'11" (4.1 x 2.74)



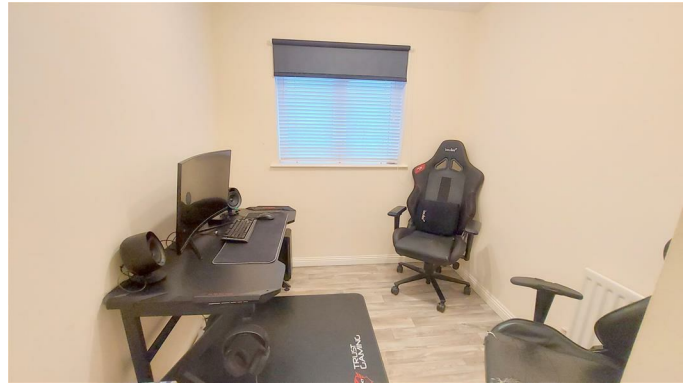
Skimmed ceiling, skimmed walls, fitted carpet, radiator and a Upvc double glazed window to the rear.

Bedroom Two 11'11" x 8'0" (3.63 x 2.44)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, radiator and, Upvc double glazed window to the front.

Bedroom Three 8'10" x 7'4" (2.69 x 2.24)



Skimmed ceiling, skimmed walls, wood effect vinyl flooring, white panelled door to built in storage cupboard with hanging rail, radiator and Upvc double glazed window to the front.

Front Garden

Driveway parking to the side for one car, wooden gate offering access to the rear garden, open plan garden laid with decorative chippings with mature shrubs, paved pathway to the property entrance.

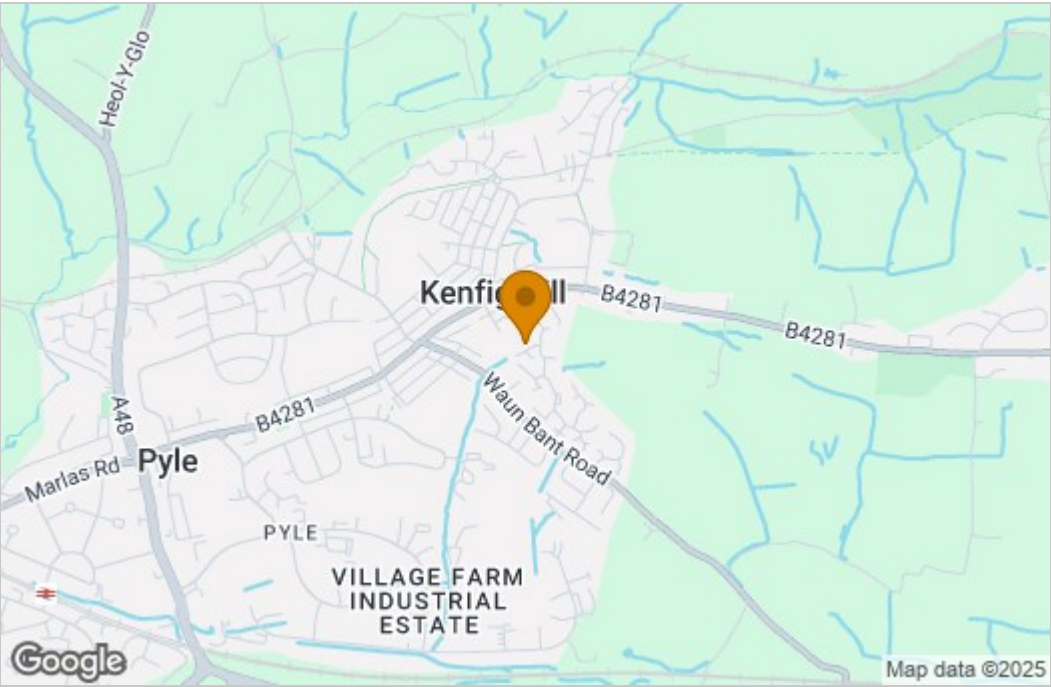
Rear Garden

An enclosed level garden in need of attention, bordered with wood panelled fencing.

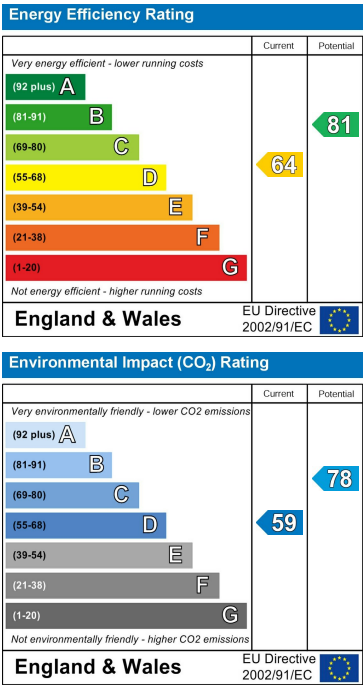
Floor Plan



Area Map



Energy Efficiency Graph



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