

28 Park Road
Aberkenfig
Bridgend County
CF32 9AR

£159,999



- Two Bedroom Quaint Cottage
- Cosy Lounge
- Kitchen
- Dining Room
- Two Bedrooms
- Spacious Bathroom
- Front and rear garden
- No Chain
- Village of Aberkenfig
- Close to local amenities, M4 access, village location

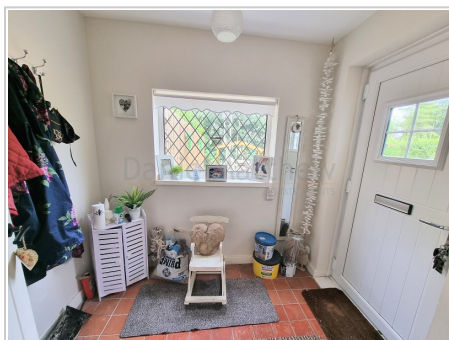
Ref: PRA10666

Viewing Instructions: Strictly By Appointment Only

General Description

"Quaint Two Bedroom Cottage" Daniel matthew are pleased to market this beautiful two bedroom terraced cottage in the popular village of Aberkenfig. The quaint property is beautifully presented throughout and now boasts a stylish look with traditional charm. There is small porch which opens up to a cosy lounge. Doorway leading to the dining area and staircase leading to the first floor. The modern fitted kitchen lies at the back of the property. The first floor has two bedrooms which consist of one spacious double and single. There is also a three piece family bathroom. Outside, the property is approached by a set of stone steps and stands elevated, with gardens to the front which is beautifully presented and lovely garden to the rear. The property is available for sale with no ongoing chain. Call today on 01656 750764 to arrange an appointment.

Accommodation



Entrance Porch

Enter via composite door unto porch, lovely entrance to the cottage with plain walls, plain ceiling, tile flooring and UPVC double glazed window to front aspect.



Lounge (16' 8" x 11' 11") or (5.08m x 3.62m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, staircase access to the first floor, radiator and door access to the kitchen and dining room.



Dining Room (10' 4" x 8' 3") or (3.15m x 2.51m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, laminate flooring and radiator.



Kitchen (10' 2" x 7' 1") or (3.11m x 2.15m)

Beautifully presented pale green kitchen in this lovely cottage with plain walls and main stone wall, UPVC double glazed window to side aspect and door to rear, range of wall and base units with complimentary worktops, integrated electric oven and extractor over, space for a washing machine, integrated fridge freezer, stainless steel sink with mixer tap, plain walls, plain ceiling and vinyl flooring.



Landing

Access to first floor rooms, papered walls, carpet flooring, attic hatch.



Bedroom One (13' 0" x 12' 0") or (3.95m x 3.67m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring, radiator making it a spacious bedroom.



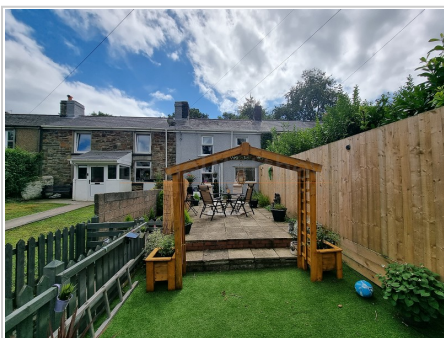
Bedroom Two (10' 2" x 7' 1") or (3.11m x 2.16m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bathroom (8' 10" x 6' 1") or (2.68m x 1.85m)

UPVC double glazed window to rear aspect, spacious bathroom with a three piece suite comprising panel bath with shower over and tile walls, low level, pedestal wash hand basin, plain and tile walls, plain ceiling, vinyl flooring, radiator.



Outside

Front- Steps and wall boundary leading to front of the property, fence boundary, laid to AstroTurf, laid to patio and beautiful arch leading to AstroTurf seating area.

Rear - Fence boundary with laid to land and steps leading to the private garden.

Parking - On Street

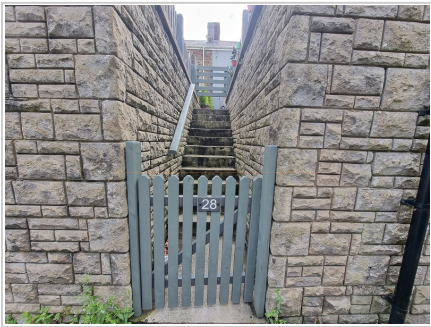
Services

Mains electricity, mains water, mains gas, mains drainage

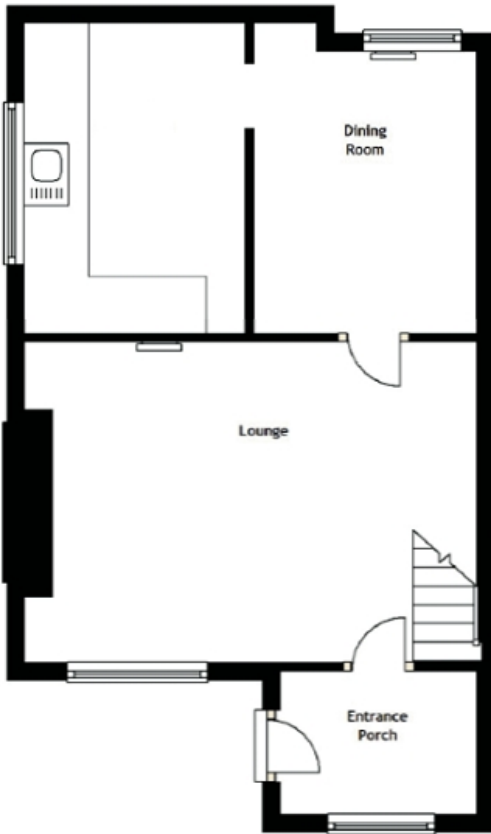
EPC Rating: C69

Tenure

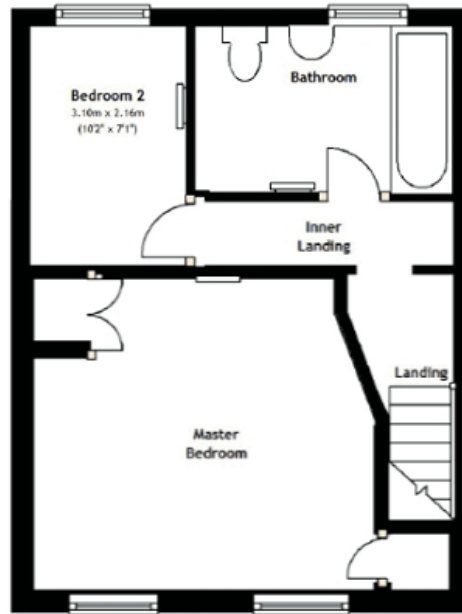
We are informed that the tenure is Freehold



Ground Floor



First Floor



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.