

19 School Road
Kenfig Hill
Bridgend
CF33 6DT

£220,000



- EXTENDED SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- LARGE LOUNGE/DINER
- DOWNSTAIRS WET ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- DRIVEWAY
- GENEROUS REAR GARDEN
- TWO EXTERNAL WORKSHOPS
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764

Ref: PRA10711

Viewing Instructions: Strictly By Appointment Only



General Description

*** IDEAL FAMILY HOME, IN NEED OF MODERNISATION *** Daniel Matthew Estate Agents are delighted to offer for sale this semi-detached four bedroom property situated in the popular Kenfig Hill location. Property comprises to the ground floor, hallway, lounge/diner, kitchen with extended area which makes a great utility room, a further utility area and downstairs wet room. To the first floor landing, four bedrooms, family bathroom and Inner hallway. Further benefits are front garden with driveway, a generous size rear garden which consists of two great size workshops, and brick built green house. The property offers access to local amenities including great school catchment, shops, takeaways, public transport and children's parks. Viewing's are highly recommended to appreciate size, please contact a member of our team on 01656 750764.

Accommodation



Hallway

Enter via UPVC double glazed obscured door into hallway, textured ceiling, papered walls, fitted carpet, radiator, staircase leading to first floor, electric consumer unit, door leading into;-



Lounge/Diner

UPVC double glazed bay window to front aspect, textured ceiling, papered walls, fitted carpet, two radiators, log burner, storage cupboard, steps down into kitchen area.



Kitchen / Dining Room (10' 09" x 9' 06") or (3.28m x 2.90m)

Textured ceiling with coving, plain walls, fitted carpet, radiator, a range of matching wall and base units with complimentary work surfaces, electric oven and four ring electric hob, extractor fan, space for large table and chairs.



Utility Room (4' 09" x 4' 07") or (1.45m x 1.40m)

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, tiled splashback, tiled flooring, plumbing for washing machine, wall mounted combination boiler, door leading into downstairs shower room.



Utility Area (17' 09" x 5' 06") or (5.41m x 1.68m)

Three UPVC double glazed windows to side and rear aspect, UPVC double glazed door leading to enclosed rear garden, textured ceiling with coving, plain walls, fitted carpet, space for fridge/freezer and tumble dryer, one and a half bowl stainless steel sink with drainer and mixer tap, plumbing for dishwasher, radiator.



Downstairs Shower Room (5' 04" x 4' 07") or (1.63m x 1.40m)

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, tiled walls with extractor fan, tiled flooring, chrome heated towel rail, low level WC, corner floating wash hand basin, electric over head shower.



Landing

Textured ceiling, papered walls, fitted carpet, radiator, loft access, doors leading into;-



Bedroom One (15' 05" x 11' 06") or (4.70m x 3.51m)

Two UPVC double glazed windows to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, wardrobes to remain.



Bedroom Three (10' 04" x 9' 03") or (3.15m x 2.82m)

UPVC double glazed window to side aspect, textured ceiling, plain walls, fitted carpet, radiator, wardrobes to remain.



Inner Hallway (10' 02" x 6' 0") or (3.10m x 1.83m)

Ideal room which can be used as an office or playroom. Textured ceiling with coving, plain walls, fitted carpet, radiator, doors leading into bedroom two, bedroom four, and family bathroom.



Bedroom Two (10' 09" x 9' 08") or (3.28m x 2.95m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, fitted carpet, radiator.



Bedroom Four (10' 03" x 6' 08") or (3.12m x 2.03m)

UPVC double glazed window to side aspect, textured ceiling with coving, plain walls, fitted carpet, radiator.



Bathroom (7' 07" x 6' 06") or (2.31m x 1.98m)

UPVC double glazed obscured window to rear aspect, wooden panelled ceiling, plain walls, tiled splashback, fitted carpet, radiator, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap.



Outside

Front - Low maintenance, paved area to the front.

Side - Paved area, driveway for several vehicles, iron gate leading to rear garden.

Rear - Patio area, steps leading down to a further patio area, access into two workshops, pathway leading to rear garden, laid to lawn with mature plants and shrubs, brick green house to rear of garden, a large patio area to rear.



Workshop (18' 09" x 12' 04") or (5.72m x 3.76m)

An large workshop which has been split into two areas, Enter via UPVC double glazed door with side windows, electric consumer unit wall mounted, The front of the workshop is a smaller area measuring 12'4"X6'6",

Door leading to large area of the workshop measuring 18'09"X12'04". Three UPVC double glazed windows to side and rear aspect, power and lighting.



Workshop (15' 03" x 8' 04") or (4.65m x 2.54m)

A second workshop, Enter via UPVC double glazed door, UPVC double glazed obscured window to side aspect, plain ceiling, fitted carpet, low level WC and floating wash hand basin.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.