

6 Swn Yr Aderyn
Kenfig Hill
Bridgend
CF33 6GA

£175,000



- Two Double Bedroom End Terraced
- Spacious Lounge, Patio Doors To Garden
- Fitted Kitchen To Front
- Bathroom With Shower
- Enclosed Good Size Rear Garden
- Allocated Parking
- Excellent Condition & Well Presented
- Ideal For First Time Buyers and Investors
- Short Distance to M4 Junction 37
- Walking Distance To Amenities, Schools & Train Station

Ref: PRA10813

Viewing Instructions:



General Description

WELL PRESENTED TWO BEDROOM END TERRACE Daniel Matthew are pleased to offer for sale this well presented two bedroom end terrace property situated on a popular modern housing development in Kenfig hill. Easy access to the M4 at Porthcawl junction 37. Pyle train station is a short distance away. Local amenities to include schools, doctors surgery, Asda supermarket and swimming pool are all within walking distance. The property comprises of an entrance hallway, kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and bathroom. Further benefit off road parking and spacious low maintenance rear garden. Ideal for investment or first time buyers. To arrange a viewing call our team 01656 750764.

Accommodation



Hallway

Enter via composite door to hallway, comprising plain ceiling, coving, plain walls, tiled flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



Kitchen (9' 5" x 7' 2") or (2.87m x 2.18m)

UPVC double glazed window to front aspect with blinds. Matching wall and base units with integrated gas hob and electric oven with extractor hood over, stainless steel sink/drain, plumbing for washing machine and integrated fridge/freezer. Plain skimmed ceiling and walls with tiling to splash back areas, Ceramic tiled flooring.



Lounge (14' 4" x 11' 8") or (4.37m x 3.56m)

A spacious nicely presented room with UPVC double glazed patio doors leading to rear garden, skimmed plain ceiling with coving, plain walls, laminated flooring, radiator.

Landing

Plain ceiling, access to loft, plain walls, fitted carpet, doors leading to first floor.



Bedroom One (11' 8" x 8' 5") or (3.56m x 2.57m)

UPVC double glazed window to rear aspect with blinds and radiator under. Plain skimmed ceiling and walls, fitted carpet.



Bedroom Two (9' 5" x 8' 2") or (2.87m x 2.49m)

UPVC double glazed window with blinds to front aspect and radiator under. Built in wardrobes, plain skimmed ceiling and walls. Fitted carpet.



Bathroom

UPVC obscured double glazed window. Plain skimmed ceiling and fully tiled wall and floor. Panelled bath with over head shower and shower curtain, pedestal wash hand basin, low level WC. Heated towel rail.



Garden

Front- Parking for two vehicles, decorative gravel, side access.

Rear - Low maintenance garden, laid to patio and turf. Fully enclosed fenced boundaries with access to the front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.