

27 Pen-y-fai Road
Aberkenfig
Bridgend County
CF32 9AA

£170,000



- BEAUTIFULLY PRESENTED THREE BEDROOM TERRACE
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER
- UTILITY ROOM
- RENOVATED BATHROOM WITH BEAUTIFUL HIGH CEILINGS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- MUST TO VIEW
- 360 TOUR IS A MUST TO VIEW

Ref: PRA10842

Viewing Instructions: Strictly By Appointment Only

General Description

"BEAUTIFULLY PRESENTED THREE BEDROOM TERRACE" Daniel Matthew are delighted to present this three Bedroom terraced with entrance hallway, lounge, kitchen/diner, Utility Room and beautiful bathroom to the ground floor. Three bedrooms to the first floor. Lovely enclosed garden to the rear. This is a lovely size property with parking on the street and in the located in the south side village of aberkenfig. Positioned at the end of a lovely no through access street with access to the local amenities and M4 corridor.

Accommodation

Entrance Hallway

Enter via UPVC door into a lovely hallway, with plain walls, plain ceiling, tile flooring, radiator and high ceilings, access to ground floor rooms and staircase.



Lounge

UPVC bay window to front aspect, plain walls, plain ceiling, carpet flooring, radiator and arch access to the kitchen/diner. (Previously the lounge and kitchen were two rooms)



Kitchen/ Diner

UPVC double glazed window to front and side aspect, Lovely kitchen with a larder storage cupboard, under stairs storage cupboard and a range of wall and base units with complimentary worktops, induction hob and oven with extractor over, space for a fridge freezer, tile splash back and plain walls, plain ceiling, tile flooring and double doors opening to the utility room.



Utility Room

Utility room to rear aspect with a UPVC double glazed door and window to rear, space for a washing machine, base unit with stainless steel sink with mixer tap, tile splash back, plain walls, plain ceiling, tile flooring and access to the bathroom.



Bathroom

UPVC double glazed window to rear aspect, unique bathroom with lovely high ceilings boasting a three piece suite comprising panel bath with shower over and glass screen to side aspect, low level WC, pedestal wash and basin, heated towel radiator, tile flooring, tile walls and plain ceilings.



Landing

Split landing with a UPVC double glazed window to aspect where you can appreciate the lovely outlook, plain walls, plain ceiling, carpet flooring, attic hatch and access to the first floor rooms.



Bedroom One

Spacious primary bedroom which is 12ft x 8 ft , double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Bedroom Two

Bedroom Two which is 9ft x 9ft, double glazed window to front aspect, plain walls, plain ceiling, boiler housed in the cupboard, carpet flooring and radiator.



Bedroom Three

Bedroom three with a double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.



Outside

Front- Courtyard to the front with wall and gate boundary, laid to patio and path to the front door.

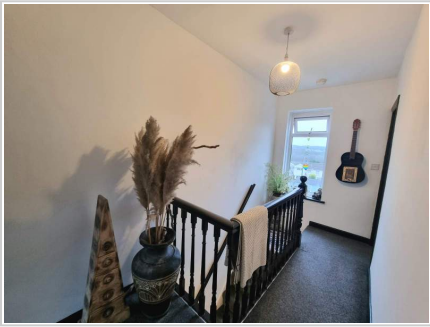
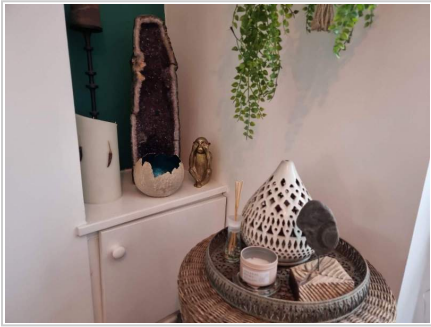
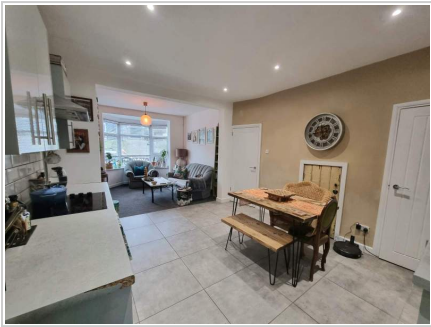
Rear- Fence boundary with laid to grass, laid to patio to rear of property, laid to patio and bespoke seating to the top of the garden, space for a shed.

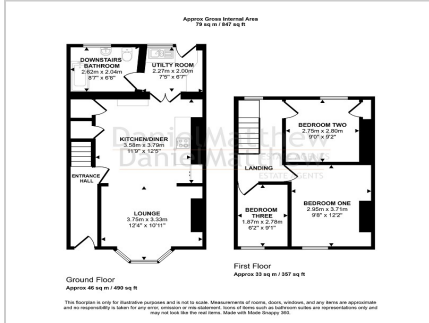
Services

Mains electricity, mains water, mains gas, mains drainage

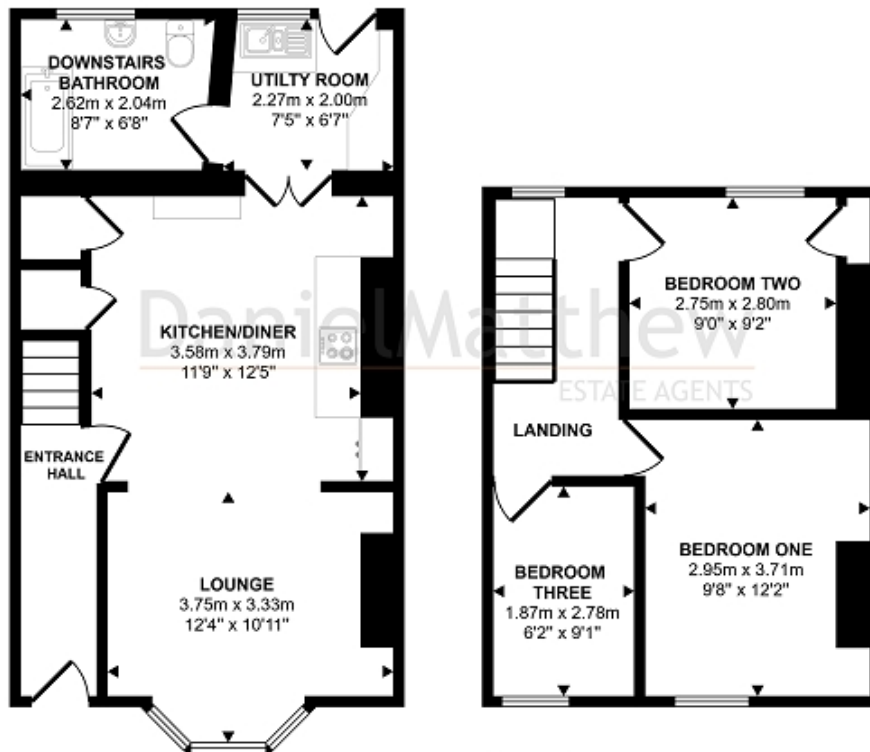
Tenure

We are informed that the tenure is Freehold





Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft

First Floor
Approx 33 sq m / 357 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.