



34, Llwyn Helig  
Bridgend, CF33 6HN

Watts  
& Morgan







# 34, Llwyn Helig

Kenfig Hill, Bridgend CF33 6HN

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**£200,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

GUIDE PRICE £200,000 - £210,000

Offering to the market a well proportioned 3 bedroom detached property with garage and driveway, plus a private enclosed rear garden to enjoy those summer evenings. Ideal for first time buyers benefiting from elevated views situated in a popular development in Kenfig Hill being sold with no on ward chain. The property is Located within walking distance of local shops, schools and amenities and close proximity to Porthcawl and Bridgend. Just a short drive from J37 of the M4. Accommodation comprises; entrance hall, spacious living room, kitchen/dining room and WC. First floor; bedroom one with built in wardrobes and an en-suite shower room, two further bedrooms and a family bathroom. Externally offering a driveway with off road parking, single garage and an enclosed rear garden backing onto fields. Chain free.

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## Directions

\* Bridgend - 6.0 Miles \* Cardiff - 28.0 Miles \* J35 of the M4 -1.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a uPVC front door into the entrance hallway with laminate flooring and carpeted staircase to the first floor. The ground floor cloakroom is fitted with a WC, wall mounted wash-hand basin with tiled splashback, carpeted flooring and a window to the front. The main living room is a spacious reception room with laminate flooring, windows to the front and a central feature gas fire with hearth and surround. The open plan kitchen/dining room to the rear benefits from continuation of the laminate flooring, sliding patio doors out to the rear garden, ample space for freestanding dining table and a built-in storage cupboard. The kitchen has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over with tiled splashback, window to the rear and also housing the 'Ideal' gas ideal boiler. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan, stainless steel sink with drainer, space is provided for further appliances.

The first floor landing offers carpeted flooring and built-in airing cupboard and a further built-in storage cupboard. Access to the loft hatch.

Bedroom one is a double bedroom with carpeted flooring, built-in wardrobes and windows to the front. Ensuite shower room fitted with a shower enclosure, wash-hand basin and a WC with partly tiled walls, tiled flooring and a window to the side. Bedroom two is a second double bedroom with carpeted flooring, built-in storage and windows to the rear. Bedroom three is a single room with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath, pedestal wash-hand and a WC with partly tiled walls, vinyl flooring and window to the rear.

### GARDENS AND GROUNDS

Approached off Llwyn Helig No.34 benefits from an elevated position with countryside views to the front. There is a private driveway with off-road parking for two vehicles in front of the single garage with manual up and over door. Steps lead up to the front door. To the rear of the property is an enclosed garden with a lower patio area and remainder laid with stone chippings. The remainder is tiered with lawned and patio section enclosed via timber fencing backing onto fields behind. There is a timber gate providing access to the front of the property.

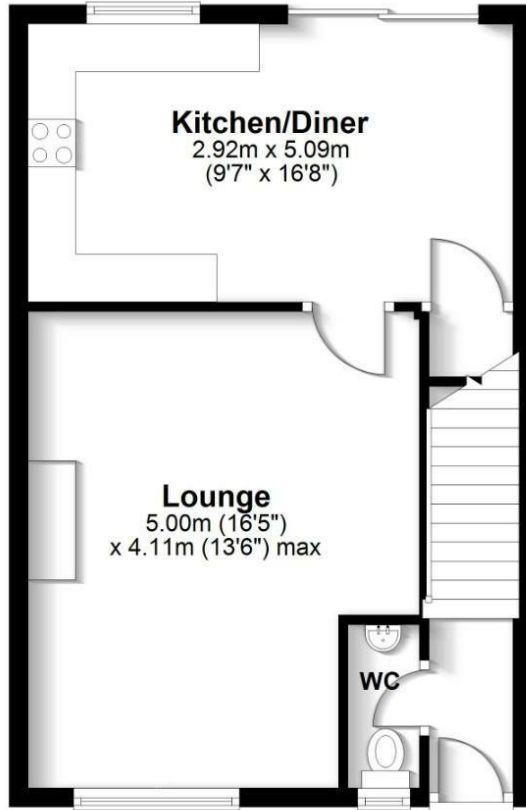
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "D".



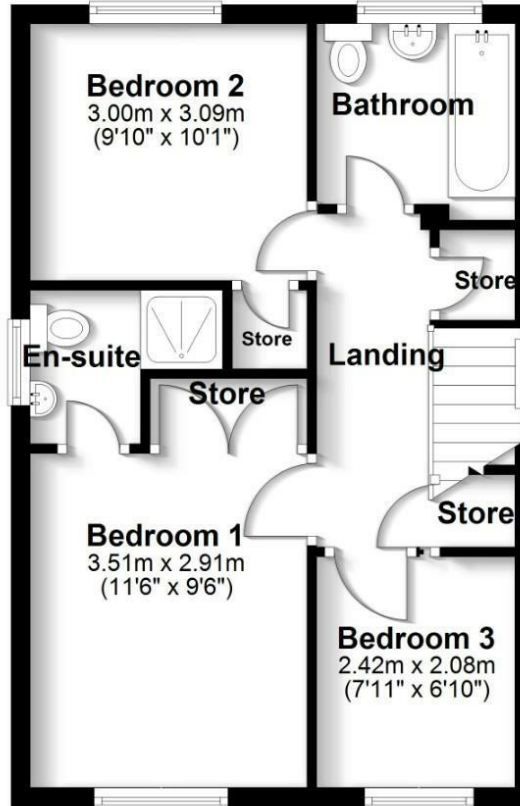
### Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)

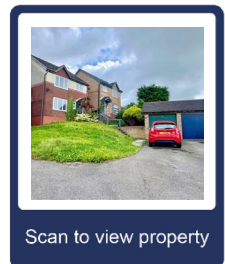


Total area: approx. 81.6 sq. metres (878.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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