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Clos Masons, Kenfig Hill Bridgend

£375,000



About the property

Found within a cul de sac of just five properties is this well presented detached home with ample off road parking and landscaped rear garden. The property is within close proximity of many open spaces including countryside and nature reserves along with transport links with access to train stations and the M4. The coastal seaside town of Porthcawl is a short drive away with its numerous award winning restaurants, promenade, harbour, boutique shops and beaches. The accommodation comprises entrance hallway with cloakroom, living room, dining room, breakfast Kitchen with conservatory. There is a utility room and a ground floor guest bedroom with en-suite wet room with potential to be utilised as an annex. On the first floor there are four double bedrooms, all with built in wardrobe and a family bathroom. The master bedroom benefits from a walk in wardrobe and an en-suite shower room. To the front of the property there is a generous block paved driveway providing off road parking for several vehicles. There is room and potential to build a garage subject to planning permission. The gardens run around three sides of the property with a wide variety of planting throughout. The garden is landscaped and benefits from not being overlooked. There is a vegetable plot, patio areas and a shed and greenhouse to remain. Viewing is highly recommended.

Accommodation

Hallway

An impressive entrance with wooden flooring and double doors through to the living room. Carpeted stairs leading to the first floor. Further doors lead through to the cloakroom and the kitchen

Cloakroom

Suite comprising Wc and wash hand basin.

Living Room

20' 9" x 14' 7" (6.32m x 4.45m)
Generously sized bay window to the front. Feature contemporary fireplace with remote controlled living flame fire. Fitted carpet. Radiators. Access through to the dining room. Coving to the ceiling

Dining Room

11' 9" x 10' 10" (3.58m x 3.30m)
Open plan to the living room. Continuation of the fitted carpet. Radiator. French doors to the garden. Access to the Kitchen. Coving to the ceiling





Kitchen / Conservatory

19' 10" x 10' 10" (6.05m x 3.30m)
Comprehensively fitted with a range of wall and base units in oak and quartz worktop. Integrated appliances include gas hob with hidden extractor, grill, oven, dishwasher and fridge. Sink and drainer with instant boiling water tap. The kitchen further benefits from a pantry cupboard. Windows to the side and rear. Access through to the utility room. Tiled floor. The breakfast area with conservatory has windows to the side, pitched roof french doors that lead out onto the patio and overlooks the garden.

Utility Room

Door to the side. Range of units with space for appliances. Wall mounted boiler.

Bedroom (Ground Floor)

16' 4" x 8' 10" (4.98m x 2.69m)
Utilised as a guest bedroom but suitable as a study or home office. Fitted carpet. Radiator. French doors to the front. Access to the en-suite.

En-Suite Wet Room

Suite comprising walk in shower with fully tiled walls and floor. Wc and wash hand basin.



Landing

Fitted carpet. Access to the four bedrooms and bathroom. Access to the attic. Store cupboard with double doors.

Master Bedroom

14' 4" x 14' 7" (4.37m x 4.45m)
Two windows to the front of the property. Two sets of built in double wardrobes. Radiator. Wall lights. Access to the en-suite.

En-Suite Shower Room

Suite comprising fully tiled shower cubicle, vanity wash hand basin and Wc. Window to the front.

Bedroom

16' 2" x 9' (4.93m x 2.74m)
Window to the front. Fitted carpet. Radiator. Built in wardrobe

Bedroom

12' 1" x 10' 2" (3.68m x 3.10m)
Window to the rear. Fitted carpet. Radiator. Built in wardrobe



Bedroom

13' 4" x 8' 6" (4.06m x 2.59m)
Window to the rear. Fitted carpet. Radiator. Built in wardrobe

Bathroom

Suite comprising bath with electric shower, wash hand basin and Wc. Tiled walls and floor. Window to the rear.

External

To the front of the property there is a generous block paved driveway providing off road parking for several vehicles. There is room and potential to build a garage subject to planning permission. The gardens run around three sides of the property with a wide variety of planting throughout. The garden is landscaped and benefits from not being overlooked. There is a vegetable plot, patio areas and a shed and greenhouse to remain.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.