



## Ton View, £275,000

- Four bedroom family home
- Well presented throughout
- Garage & off road parking
- Open plan Kitchen/diner with breakfast bar.
- Council Tax C
- Sun room
- Cabin
- EPC Rating: C



 4  1  2



## About the property

Beautifully presented four bedroom property in a very attractive area of Kenfig Hill located in a cul de sac overlooking the green and children's park. Ideal family home benefiting from four bedrooms, family bathroom, W.C, lounge leading into a good size openplan kitchen/diner and sun room overlooking the low maintenance rear garden with an additional cabin for extra entertainment space. Within close proximity to local schools, local amenities, and M4 access routes, short drive to Porthcawl coast line, Margam park and Bridgend.

## Accommodation

### Hallway

11' 6" x 2' 6" ( 3.51m x 0.76m )

### Living Room

14' 8" x 12' 5" ( 4.47m x 3.78m )

### Kitchen/Diner

15' 7" x 11' 5" ( 4.75m x 3.48m )

### Conservatory

13' 1" x 11' 8" ( 3.99m x 3.56m )

### W.C

### Utility Area

9' 8" x 7' 5" ( 2.95m x 2.26m )



### **Landing**

10' 5" x 7' 5" ( 3.17m x 2.26m )

### **Bedroom One**

18' 4" x 7' 5" ( 5.59m x 2.26m )

### **Bedroom Two**

11' 8" x 8' 2" ( 3.56m x 2.49m )

### **Bedroom Three**

10' 5" x 9' 5" ( 3.17m x 2.87m )

### **Bedroom Four**

9' 2" x 7' 5" ( 2.79m x 2.26m )

### **Family Bathroom**

6' 6" x 6' 6" ( 1.98m x 1.98m )

### **Garage**

9' 9" x 7' 5" ( 2.97m x 2.26m )

## Floorplan



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