



## Vicarage Row, offers over £365,000

- Council Tax F
- Detached House
- Six Bedrooms
- Close to Amenities
- Easy Access to M4
- EPC Rating: B



 6  2  3





## About the property

Found within Kenfig Hill and one of three 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, lounge, dining room, sitting room, kitchen and utility to the ground floor. On the first floor there is four bedrooms, with two hosting there own ensuite and a family bathroom. Moving to the second floor there is a further two bedroom. Externally there is an integrated garage, front garden and an enclosed rear garden. Viewing is highly recommended to appreciate the amount of space this property has to offer.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

13' 1" Max x 14' 6" Max ( 3.99m Max x 4.42m Max )

#### Sitting Room

11' 5" Max x 13' 1" Max ( 3.48m Max x 3.99m Max )

#### Dining Room

10' 9" x 9' 3" ( 3.28m x 2.82m )

#### Kitchen

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



**Utility**

8' 5" x 4' 6" ( 2.57m x 1.37m )

**Cloakroom**

**Garage**

**First Floor**

**Bedroom One**

11' 3" x 16' 4" ( 3.43m x 4.98m )

**En Suite**

**Bedroom Two**

12' x 12' 5" ( 3.66m x 3.78m )

**En Suite**

**Bathroom**

**Bedroom Five**

14' x 11' 8" ( 4.27m x 3.56m )

**Bedroom Six**

11' 6" x 12' 5" ( 3.51m x 3.78m )

**Second Floor**

**Bedroom Four**

12' 2" Max x 17' 3" Max ( 3.71m Max x 5.26m Max )

**Bedroom Three**

19' Max x 16' 1" Max ( 5.79m Max x 4.90m Max )

## Floorplan



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