



Evergreen Cottage

£350,000

- Semi Detached Cottage
- Three Bedrooms
- Off Road Parking
- Adjacent to Kenfig Nature Reserve
- Picturesque Setting of Ton Kenfig
- EPC Rating: E



 3  1  1



About the property

A Rare Opportunity in the Heart of Kenfig Nature Reserve - Tucked away in the peaceful village of Ton Kenfig, this delightful mid-1800s semi-detached cottage has been cherished by the same family for almost a century. Steeped in history and character, it occupies a truly exceptional position directly opposite the Kenfig National Nature Reserve - a designated Site of Special Scientific Interest and one of Wales' most important coastal dune systems, home to Kenfig Pool, rare wildlife, and miles of unspoilt natural beauty.

Built with traditional thick stone walls, the cottage offers a warm and welcoming feel throughout. The entrance porch leads into a functional kitchen, flowing through to a cosy, wooden beamed lounge featuring a striking fireplace. From here, you'll find a ground-floor bathroom and a small bedroom, along with a second entry point and porch and the stairs leading to the first floor. Upstairs, two generous double bedrooms provide ample space and storage, with the master bedroom enjoying views over the nature reserve - perfect for watching the seasons change right from your window.

Outside, the home boasts a large, enclosed garden that wraps around the front of the property - a perfect blend of patio, lawn, and planted borders, ideal for relaxing or entertaining. A smaller garden area and a shed lie to the rear, while off-road parking is also available.

While the cottage would benefit from modernisation, it offers a rare chance to create a truly special home.



Accommodation

Ground Floor

Entrance Porch

Kitchen - 9' 8" Max x 9' 4" Max (2.95m Max x 2.84m Max)

Bathroom

Bedroom Three - 9' 1" x 7' 7" (2.77m x 2.31m)

Lounge - 17' 7" x 12' 6" (5.36m x 3.81m)

Front Porch

First Floor

Landing

Bedroom One - 12' 3" Max x 14' 8" Max (3.73m Max x 4.47m Max)

Bedroom Two - 8' 6" Max x 15' Max (2.59m Max x 4.57m Max)

01656 771600

bridgend@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan