



## Heol Persondy, £280,000

- Traditional 3 bedroom detached family home
- Garage and gated driveway
- Beautiful feature including modern kitchen and log burner to lounge
- Council Tax Band C
- Air conditioning fitted throughout
- EPC Rating: E



 3  1  2





## About the property

Nestled in the charming village of Aberkenfig, this stunning three-bedroom detached family home has been lovingly restored throughout, blending traditional charm with modern comfort. The property retains its beautiful original features, creating a warm and welcoming atmosphere.

Upon entering, you're greeted by a spacious open-plan lounge, featuring a large bay window that floods the room with natural light and a cozy log-burning fireplace, perfect for family gatherings. To the rear, a second living room offers additional space for relaxation or entertaining.

The heart of the home is the stylish, modern kitchen with a large breakfast island, ideal for family meals. This space flows seamlessly into a conservatory dining area, providing picturesque views of the generous rear garden, making it the perfect spot for enjoying morning coffee or dining with friends.

Outside, the property boasts a gated driveway leading to a rear garage, a small, neatly maintained front lawn, and a large, private rear garden-ideal for outdoor activities or gardening enthusiasts.

Upstairs, the first floor offers three generously sized bedrooms and a modern family shower room. Additionally, a pull-down loft hatch provides access to a versatile loft room, ideal for storage or as a quiet home office.

Fitted with air conditioning throughout, this home ensures year-round comfort. Situated just moments from local shops, amenities, and within easy reach of the M4 motorway at junction 36.





## Accommodation

### Entrance Porch

### Entrance Hall

### Lounge - 19' 2" x 19' 8" ( 5.84m x 5.99m )

Featuring a beautiful bay window to the front fitted with wooden shutters, Stone feature fire surround with and an inset multi fuel log burner. Picture rails and corning.

### Living Room - 13' x 13' 9" ( 3.96m x 4.19m )

UPVc double glazed French doors to the rear opening onto the conservatory area, wooden flooring, picture rails and corning.

### Kitchen - 6' 7" max x 17' 9" max ( 2.01m max x 5.41m max )

Open plan to the conservatory/dining room, modern wooden kitchen with minerva worktops and undermount Belfast sink with mixer tap and tiled splashbacks and freestanding range master and breakfast Island. Spotlights to the ceiling.

### Conservatory - 10' 8" x 13' 4" ( 3.25m x 4.06m )

Open plan to the kitchen area, with polished tiled flooring and UPVc double glazed French door to the rear opening onto the garden area.

### First Floor

### Bedroom One - 12' 9" x 13' 8" ( 3.89m x 4.17m )

UPVc window to the front fitted with wooden shutters, laminate flooring, fitted wardrobes and air conditioning.

### Bedroom Two - 11' 8" x 11' 11" ( 3.56m x 3.63m )

UPVc double glazed window to the rear, original cast iron fireplace, fitted wardrobes and air conditioning unit.

### Bedroom Three - 6' 6" x 6' 2" ( 1.98m x 1.88m )

UPVc double glazed window to the rear and vinyl flooring.

**Shower Room** - UPVc double glazed obscured glass window to the front, vinyl flooring, corner shower enclosure comprising of tray and sliding glass enclosure, WC and wall mounted sink unit with waterfall mixer tap.

### Loff Room

### External

### Garage

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## Floorplan



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