



## St. Brides Road, offers over £140,000

- Extended 3 bedroom semi-detached
- refurbishment opportunity
- Driveway for off-road parking
- Council Tax Band - C
- Viewing highly recommended
- EPC Rating: D



 3  2  1



## About the property

Located in the highly sought-after village of Aberkenfig, Bridgend, this expansive three-bedroom semi-detached home presents a fantastic opportunity for those looking to create their ideal family residence. Bursting with potential, this property is ripe for renovation and modernisation, making it the perfect canvas for a bespoke transformation.

Upon entering, you are welcomed by a spacious entrance hall that leads into a generously proportioned lounge, complete with a classic box bay window that floods the room with natural light. To the rear, you'll find a charming dining room featuring original stone fireplaces-adding warmth and character to the space-and a large extended kitchen with additional utility area. The ground floor also benefits from a convenient shower room, ideal for family living.

The first floor houses three large bedrooms, each with ample space, including a primary bedroom with a dedicated dressing room for added comfort. An additional bathroom on this floor ensures practical convenience for a family. A loft space, ripe for conversion, offers further potential to expand and personalise, whether as an extra bedroom, home office, or hobby room.

Externally, the property offers off-road parking to the front and an enclosed rear garden, providing the ideal outdoor space for entertaining, gardening, or family activities.

This spacious property holds incredible potential to be reimagined into a stunning family home in a peaceful yet convenient location.



## Accommodation

### Entrance Hall

**Lounge** - 9' 8" x 14' 9" max into bay ( 2.95m x 4.50m max into bay )

**Dining Room** - 13' 1" x 14' 1" ( 3.99m x 4.29m )

**Utility** - 7' 8" x 14' 6" ( 2.34m x 4.42m )

**Kitchen** - 9' 9" x 11' ( 2.97m x 3.35m )

### Shower Room

### First Floor

#### Landing

**Bedroom One** - 13' 3" max x 11' max ( 4.04m max x 3.35m max )

**Bedroom Two** - 9' 8" x 11' ( 2.95m x 3.35m )

**Dressing Room** - 10' 5" x 7' 8" ( 3.17m x 2.34m )

**Bedroom Three** - 10' 3" x 11' 3" (3.12m x 3.43m )  
**Bathroom**

### Attic Room

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## Floorplan



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