



## West Street, £245,000

- 3 Bedroom Semi-detached townhouse
- Driveway for 2 cars
- Close to local primary school
- Council Tax Band C
- No ongoing chain
- EPC Rating: C



3 2 1



## About the property

### Modern & Spacious Three-Bedroom Townhouse - No Ongoing Chain

Located directly opposite Tondy Primary School in the heart of Aberkenfig village, this modern and generously proportioned three-bedroom, three-storey semi-detached townhouse presents an excellent opportunity for families or first-time buyers. One of two of this property type on the street, it enjoys a quiet yet convenient setting within walking distance of local shops, cafes, and amenities, and is just a short drive from the M4 motorway, Bridgend Designer Outlet, and Bridgend Town Centre. Nearby links to Cefn Cribwr, Pyle, and Kenfig Hill enhance its connectivity even further.

The accommodation is thoughtfully laid out across three floors. Upon entering, you're greeted by a welcoming hallway leading to a downstairs cloakroom, a spacious front-facing kitchen/diner, and a generous rear lounge with French doors opening onto the enclosed rear garden-perfect for entertaining or relaxing.

The first floor hosts two well-proportioned double bedrooms, a contemporary family bathroom, and access to the second-floor landing. At the top, the standout master suite boasts ample space and a private en-suite bathroom, providing a peaceful retreat.

Outside, the enclosed rear garden is laid mainly to lawn with a small patio area, wooden shed, and gated side access. To the front, a block-paved driveway provides off-road parking for up to two vehicles.

This well-presented and conveniently located property is a must-see.





## Accommodation

**Entrance Hall**

**Cloakroom**

**Kitchen/Diner** - 11' 3" x 9' 3" ( 3.43m x 2.82m )

**Lounge** - 16' 3" max x 11' 4" max ( 4.95m max x 3.45m max )

**First Floor**

**Landing**

**Bedroom Two** - 11' 5" x 9' 5" ( 3.48m x 2.87m )

**Bedroom Three** - 8' 9" x 11' 4" ( 2.67m x 3.45m )

**Bathroom**

**Second Floor**

**Bedroom One** - 13' 9" max x 12' 9" max ( 4.19m max x 3.89m max )

**Ensuite**

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## 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.propertybox.co](http://www.propertybox.co)

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