

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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The Telegraph



19 Park Street, Kenfig Hill, Bridgend, Bridgend County. CF33 6DF



PETER MORGAN

Offers In Region Of **£187,500**

Main Features

- Immaculately presented and fully modernised
- 3 bedroom mid terraced home
- 2 reception rooms
- Fully fitted kitchen/ breakfast room
- Approximately 500m from the Village centre
- Approximately 2 miles from the M4 at Junction 37 and 3 miles from Kenfig Nature Reserve
- Approximately 6 miles from the Coastline at Rest Bay Porthcawl
- Fully landscaped, low maintenance gardens
- uPVC double glazing and combi GCH
- Council Tax Band: C. EPC:D

General Information

IMMACULATELY PRESENTED AND FULLY MODERNISED 3 BEDROOM MID TERRACED HOME SITUATED IN A POPULAR AND DESIRABLE LOCATION WITHIN THE VILLAGE.

Approximately 500m from the Village centre, 2 miles from the M4 at Junction 37, 3 miles from Kenfig Nature Reserve and 6 miles from the Coastline at Rest Bay Porthcawl.

This home has immaculately presented accommodation comprising hallway, 2 reception rooms, fitted kitchen/ breakfast room, bathroom, rear hallway, rear porch and 3 first floor bedrooms. Fully landscaped low maintenance gardens to front and rear, laid with Indian flagstone. Illuminated South/ West facing rear garden with rear lane access and open aspect.

The property benefits from major renovation works over recent years and has uPVC double glazing and combi gas central heating. Flooring and blinds to remain. MUST BE VIEWED!!

GROUND FLOOR

Hallway

uPVC double glazed front door. Radiator. Plastered walls and ceiling. Fitted carpet. Staircase with handrail to 1st floor. Mains powered smoke alarm. Brushed steel electrical fittings. Original architraves. Colonial style white panel doors to ground floor reception rooms.

Sitting Room

Two uPVC double glazed windows with Venetian blinds to front. Radiator. Plastered walls and ceiling. Alcove. Fitted carpet. Brushed steel electrical fitting. TV connection. Wall mounted gas central heating thermostat.

Lounge/Dining Room

uPVC double glazed French doors with perfect fit blinds to rear garden. Plastered walls and ceiling. Fitted carpet. Alcoves. Radiator. Brushed steel electrical fitting with USB charging points. White colonial style wooden door to

Kitchen/Breakfast Room

uPVC double glazed window with Venetian blinds to side. Fitted kitchen finished with gloss cream doors, brushed steel handles and wood effect worktops with upstands. Carousel corner unit. Integral stainless steel oven and grill, ceramic hob, stainless steel splash plate and chimney style extractor hood. Heated towel rail. Plumbed for washing machine. Space for fridge freezer. Original door to under stairs store cupboard. Plastered walls and ceiling. Mains powered smoke alarm. Cushion flooring.

Rear Hallway

uPVC double glazed door to rear porch. Plastered walls and ceiling. Coat rail. Cushion flooring. White colonial style wooden panelled door to

Family Bathroom

uPVC double glazed window with Venetian blind to rear. Fitted three-piece bathroom suite in white comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit and panelled bath with waterfall tap, shower spray and glass shower screen. Tiled splashbacks. Cushion flooring. Heated towel rail. Fitted wall mounted storage cabinet. Plastered walls and ceiling.

Rear Porch

uPVC double glazed windows and door to rear garden. Fitted base unit matching kitchen with worktop. Electric heater. Tiled floor. Plastered walls and ceiling. Inset ceiling spotlights. Wall mounted cabinet with high gloss white doors and chrome handles.

FIRST FLOOR

Landing

Plastered walls and ceiling. Balustrade with spindles. Fitted carpet. Mains powered smoke alarm. Restored original doors to bedrooms.

Bedroom 1

uPVC double glazed window with Venetian blind to front. Radiator. Plastered walls and ceiling. Alcoves. Fitted carpet. TV connection. Brushed steel electrical fittings

Bedroom 2

uPVC double glazed window with far-reaching views over allotments and countryside. Fitted Venetian blind. Plastered walls and ceiling. Radiator. Wall mounted Combi gas central heating boiler (Worcester). Brushed steel electrical fittings.

Bedroom 3

uPVC double glazed window with fitted Venetian blind to front. Radiator. Fitted carpet. Attic entrance. Plastered walls and ceiling. Brushed steel electrical fitting.

EXTERIOR

Front Garden

Forecourt style front garden, laid with Indian flagstone patio. Rebuilt brick walls and pillars. Galvanised steel railings and gate. Outer porch to front door with original tiled floor. Part tiled walls.

Rear Garden

Southerly facing fully landscaped, low maintenance rear garden with far-reaching countryside views. Laid with Indian flagstone patio areas. Raised terrace with toughened glass and stainless steel balustrade. Exterior lighting. Outdoor power points. Water tap. Wooden garden shed with electric light and power points. Brick side walls with wood fencing. 2m high block built rear wall with uPVC secure door access to rear lane. Outside lighting comprising mains powered floodlight, 3 lantern lights and 2 solar lights. The rear lane has vehicle access, giving potential for off-road parking or garage (subject to planning permission).

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

C

Current heating type

Combi

Tenure

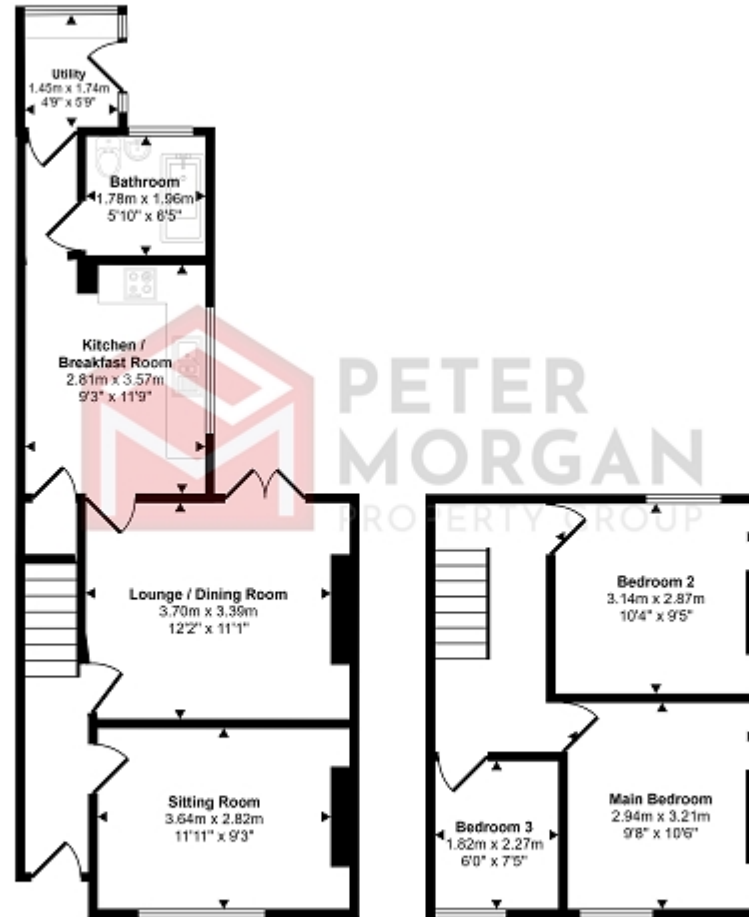
Freehold







Approx Gross Internal Area
81 sq m / 873 sq ft



Ground Floor
Approx 50 sq m / 538 sq ft

First Floor
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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