



## 2 St. Davids Mews Waun Bant Road, Kenfig Hill

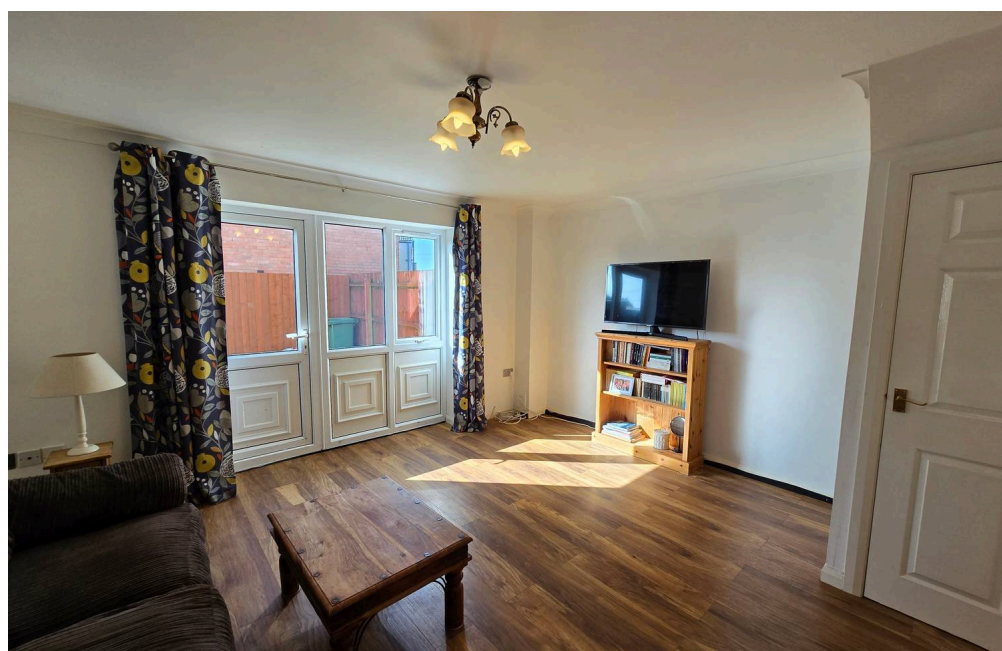
£199,950 Freehold

THREE BEDROOM SEMI DETACHED IN KENFIG HILL • SOLD WITH NO ONGOING CHAIN • TWO DOUBLES AND BATHROOM TO THE FIRST FLOOR • PRIMARY WITH EN SUITE TO THE SECOND FLOOR • KITCHEN/BREAKFAST ROOM AND LOUNGE • DRIVE TO THE SIDE • ENCLOSED GARDEN AND GARAGE SITUATED TO THE REAR IN A ROW WITH OTHER GARAGES • IDEAL FIRST TIME PROPERTY

**DanielMatthew**  
ESTATE AGENTS



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- PRIMARY WITH EN SUITE TO THE SECOND FLOOR
- KITCHEN/BREAKFAST ROOM AND LOUNGE
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- ENCLOSED GARDEN AND GARAGE SITUATED TO THE REAR IN A ROW WITH OTHER GARAGES
- IDEAL FIRST TIME PROPERTY



Three-bed semi in Kenfig Hill with no chain. Spacious lounge, modern kitchen, main suite with en suite, driveway, garage, close to schools, shops, transport, and beaches. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **ENTRANCE**

Enter via main door into hallway, plain walls, plain ceiling, radiator and access to ground floor rooms.

### **KITCHEN**

UPVC double glazed window to front aspect, range of wall and base units with complimentary worktop, stainless steel sink with mixer tap, gas hob with electric oven and extractor over, plain and tile walls, plain ceiling and radiator.

### **LOUNGE**

UPVC double glazed window and door to rear aspect, plain walls, plain ceiling, storage cupboard, laminate flooring and radiator.

### **WC**

UPVC double glazed window to front aspect, plain and tile walls, plain ceiling, two piece suite comprising low level wc, pedestal wash hand basin, radiator and laminate flooring.

### **LANDING**

Landing with access to first floor rooms, plain walls and ceiling, carpet flooring and access to the staircase to the second floor.



**BEDROOM ONE**

UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

**BATHROOM**

UPVC double glazed window, three piece suite with panel bath with shower over, low level wc, vanity unit wash hand basin, plain walls, tile walls, plain ceiling, tile flooring and radiator.

**BEDROOM THREE**

UPVC double glazed window to rear aspect, plain walls, plain ceiling, fitted storage, carpet flooring and radiator.

**LANDING TWO**

Landing with access to second floor rooms, Velux window, plain walls and ceiling, carpet flooring.

**BEDROOM TWO**

Velux window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

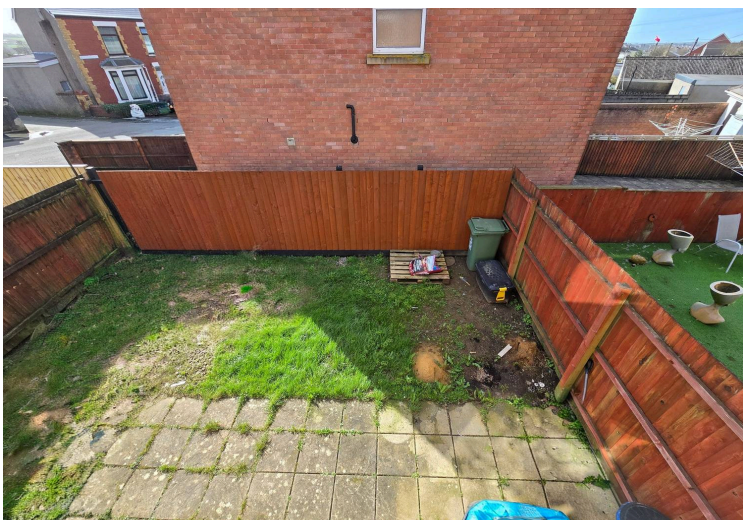
**EN SUITE**

Velux window to rear aspect, three piece suite with shower enclosure, low level wc, pedestal wash hand basin, plain walls, plain ceiling, vinyl flooring and radiator.

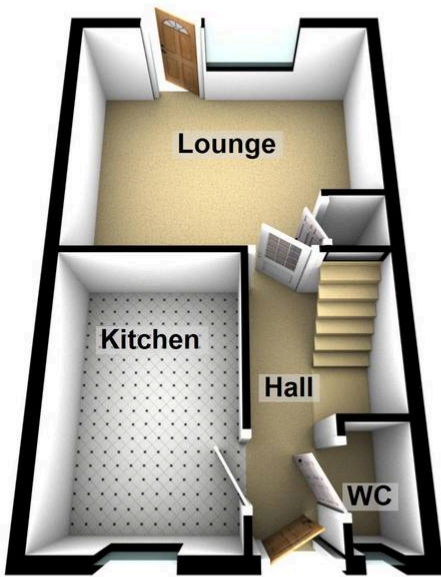
**Garden**

Enclosed garden with fence boundary, laid to patio and laid to lawn with gate access to the drive.

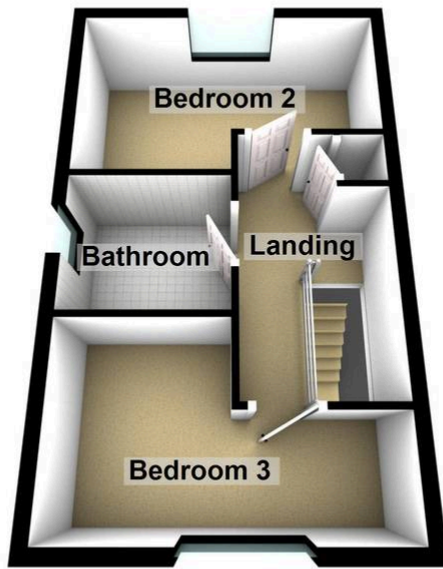




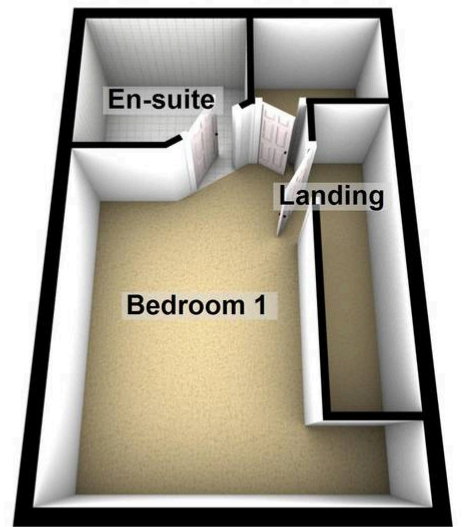
**Ground Floor**



**First Floor**



**Second Floor**



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