

## 31 Church Street, Aberkenfig

£245,000 Freehold

THREE BEDROOM SEMI IN THE VILLAGE OF ABERKENFIG • LOUNGE WITH OAK/GLASS INTERNAL DOORS • RENOVATED KITCHEN/DINER WITH PATIO DOORS OUT TO THE GARDEN • DOWNSTAIRS WC/ UTILITY AREA AND ADDITIONAL OFFICE/PLAYROOM • THREE BEDROOMS • RENOVATED FAMILY BATHROOM • DRIVE, FRONT AND REAR GARDEN • SOLD WITH NO ONGOING CHAIN IN THE POPULAR VILLAGE OF ABERKENFIG

**DanielMatthew**  
ESTATE AGENTS



Immaculate 3-bed semi in Aberkenfig with modern kitchen, office/playroom, stylish bathroom, and great transport links. Close to shops, schools, and amenities. No chain. Early viewing advised.

Council Tax band: C

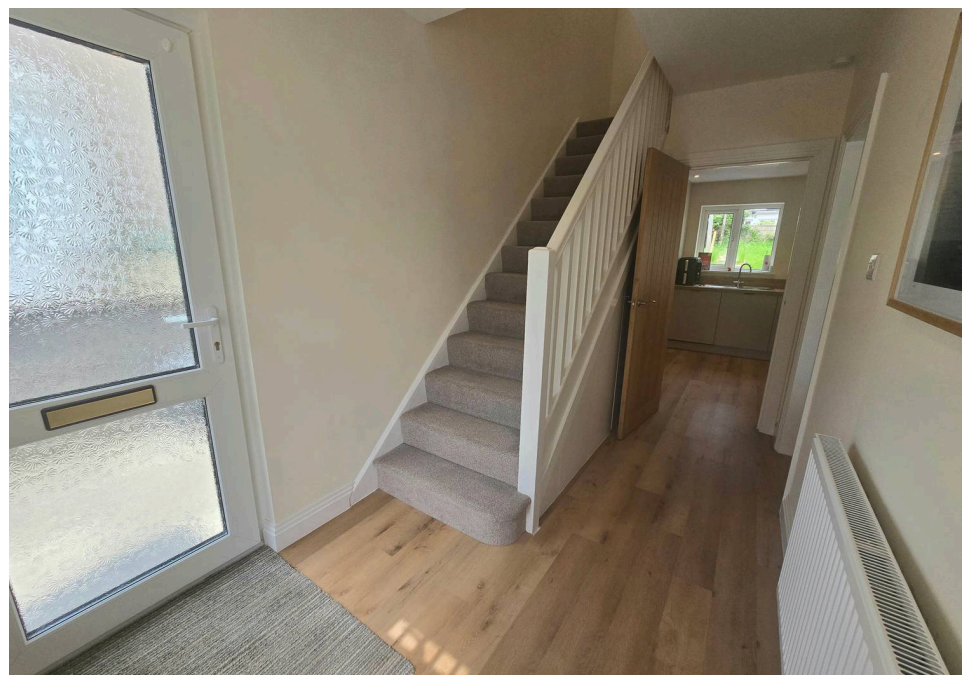
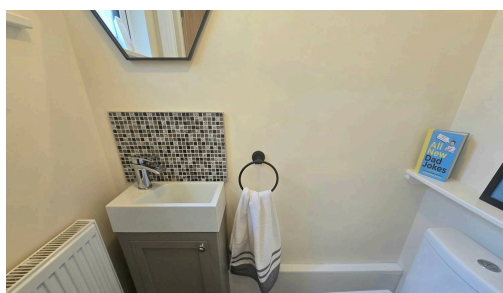
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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**ENTRANCE**

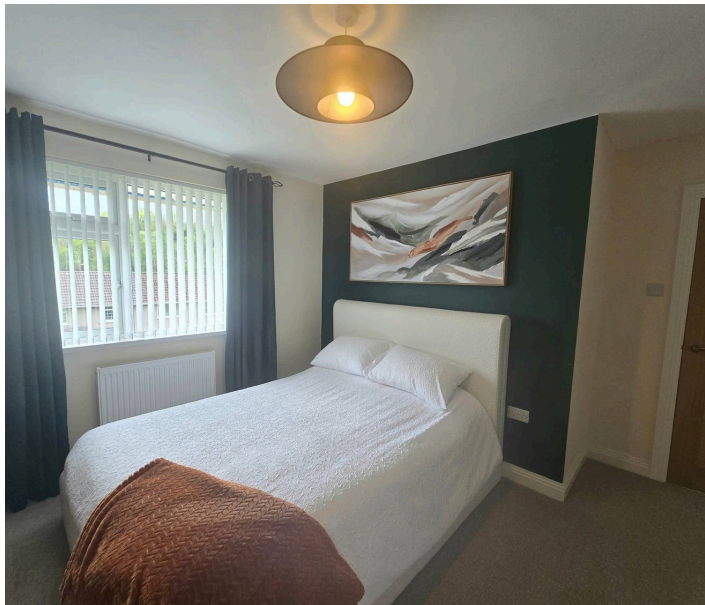
UPVC double glazed window to front aspect and UPVC double glazed door to side aspect, plain walls and ceiling, radiator, understairs cupboard housing the boiler, luxury vinyl tile flooring, staircase access and ground floor room access.

**LOUNGE**

UPVC double glazed window to front aspect, plain walls, feature panel wall and plain ceiling, luxury vinyl tile flooring, radiator and oak and glass doors opening to the kitchen/diner.

**KITCHEN/DINER**

Beautifully presented kitchen/diner with a Sigma 3 kitchen with a range of wall and base units and complimentary worktop, integrated dishwasher, electric hob with extractor over and raised double oven, stainless steel sink, luxury vinyl tile flooring, plain walls and ceiling, modern upright radiator, bespoke inset seats on the back wall, UPVC window to rear aspect and double doors out to the garden.

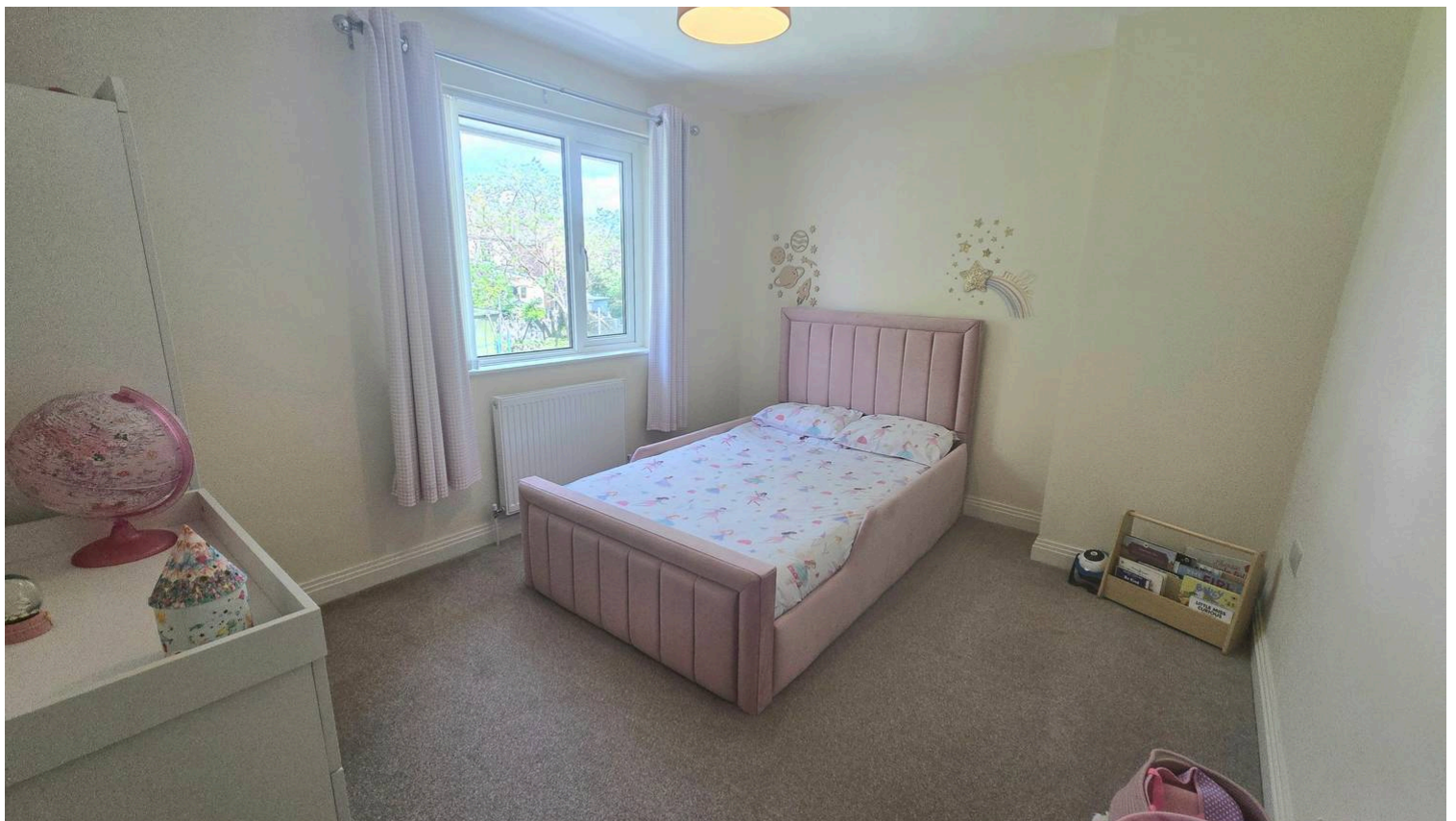


**INNER HALL**

UPVC double glazed door to front and rear aspect, access to the playroom/office, utility room and wc, plain walls, plain ceiling, radiator and luxury vinyl tile flooring.

**WC**

UPVC double glazed window to front aspect, plain walls and ceiling, radiator, two piece suite comprising low level wc, vanity unit was hand basin.



**Garden**

Generous enclosed garden with fence boundary, laid to lawn and concrete patio area, front garden with laid to lawn and new drive for parking.

**LANDING**

UPVC double glazed window to side aspect, plain walls and ceiling, carpet flooring and access to first floor rooms.

**BEDROOM ONE**

UPVC double glazed window to front aspect, feature panel wall, plain walls and ceiling, radiator, fitted wardrobes.

**BEDROOM TWO**

UPVC double glazed window to rear aspect with plain walls and ceiling and radiator.

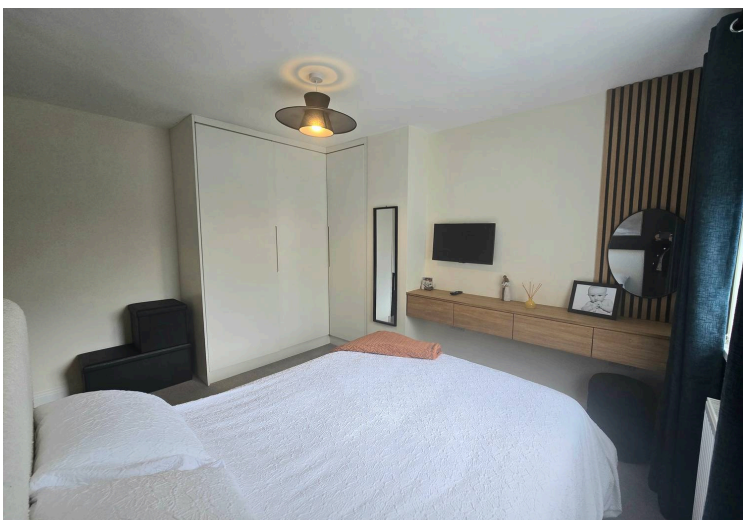
**BEDROOM THREE**

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

**BATHROOM**

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

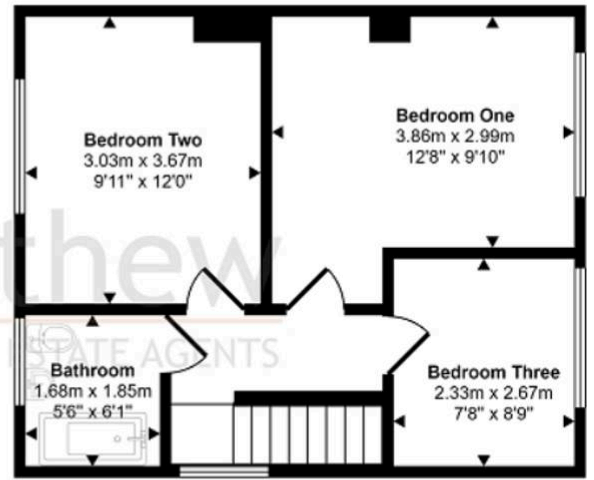




Approx Gross Internal Area  
91 sq m / 980 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft



First Floor  
Approx 40 sq m / 435 sq ft

