



## Crown Road offers in excess of £380,000

- NO CHAIN
- Multi Vehicle Drive
- Integral Garage
- Attic Room For Multifunctional Use
- Two Main Bathrooms
- Newly Modernised
- EPC Rating: C



 4  2  2



## About the property

Immaculately presented four-bedroom detached home in Kenfig Hill has been modernised to a high standard and is being sold with no on going chain. The property boasts generous living space, with a welcoming lounge that benefits from natural light and a feature fireplace, creating a warm and inviting atmosphere. The bespoke fitted kitchen features sleek cabinetry, ample storage, and a range of high-quality integrated appliances opening to the dining area. A convenient but luxurious ground floor bathroom adds practicality for busy households and visiting guests and benefits from having a four piece suite and floor to ceiling tiles. Upstairs, four well-proportioned bedrooms complemented by a stylish, delux family shower room with floor to ceiling tiles. The property further benefits from an attic space that has been carpeted. A driveway and garage provide convenient off-road parking. Situated in the desirable village of Kenfig Hill, the property benefits from local amenities, schools, and excellent transport links, with easy access to the M4 corridor and nearby coastal walks. Combining modern presentation with practicality, this detached residence is ready to move into and offers a rare chance to secure a spacious family home in a sought-after location, with the added advantage of no chain. Viewing highly recommended! To book your appointment please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Accommodation

### Entrance Hall

With staircase to front and access to integral garage

### Integral Garage

A great addition for extra storage or potential space for utility area

### Lounge

16' x 15' 8" ( 4.88m x 4.78m )

A spacious and inviting lounge featuring a modern media wall, creating a stylish focal point for the room. The space provides direct access to the dining area and kitchen, making it ideal for both relaxing and entertaining. A doorway also leads conveniently to the bathroom, while under-stair storage offers practical space for household items. The large main window allows plenty of natural light to fill the room, giving it a bright and airy feel.

### Kitchen

12' 8" x 9' 11" ( 3.86m x 3.02m )

An open-plan kitchen fitted with high-quality units, offering ample storage and a sleek, modern finish. The space includes integrated appliances for a

streamlined look and practical everyday use. The kitchen flows seamlessly into the dining area,

### Dining Room

12' 9" x 10' ( 3.89m x 3.05m )

leading in from the kitchen, creating an ideal space for family living and entertaining. Double UPVC doors lead directly to the garden, allowing plenty of natural light and easy access to the outdoor space

### Bathroom

A well-appointed four-piece bathroom suite comprising a bath, separate shower cubicle, wash basin with vanity storage, and WC. The room also benefits from a heated towel radiator, providing both comfort and practicality while maintaining a clean and modern finish

### First Floor

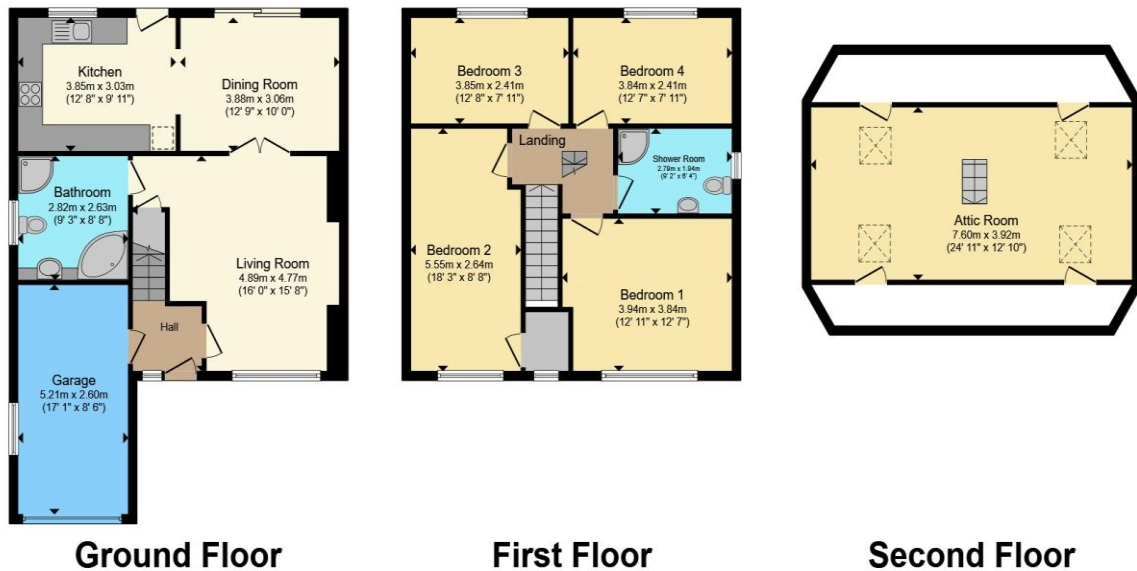
Landing area offers access to all four bedrooms family second family bathroom and pull down loft ladders for nullification space

### Bedroom One

01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Total floor area 166.5 m<sup>2</sup> (1,792 sq.ft.) approx

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



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

