



East Avenue

, Kenfig Hill, CF33 6NN

Price £190,000



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This well-presented home offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to a cloakroom, thoughtfully designed with provisions for a washing machine. The spacious dining room is perfect for family meals or entertaining guests, while the modern kitchen, equipped with built-in appliances, caters to all your culinary needs.

The living room is a bright and inviting space, featuring access to the rear garden, which is a true highlight of this property. The garden boasts a paved patio area, a lawn, and an outbuilding that is equipped with electricity, making it an ideal space for a home office or gym.

On the first floor, you will find three well-sized bedrooms, providing ample space for family or guests. The spacious bathroom is fitted with both a bath and a shower, ensuring a relaxing retreat at the end of the day.

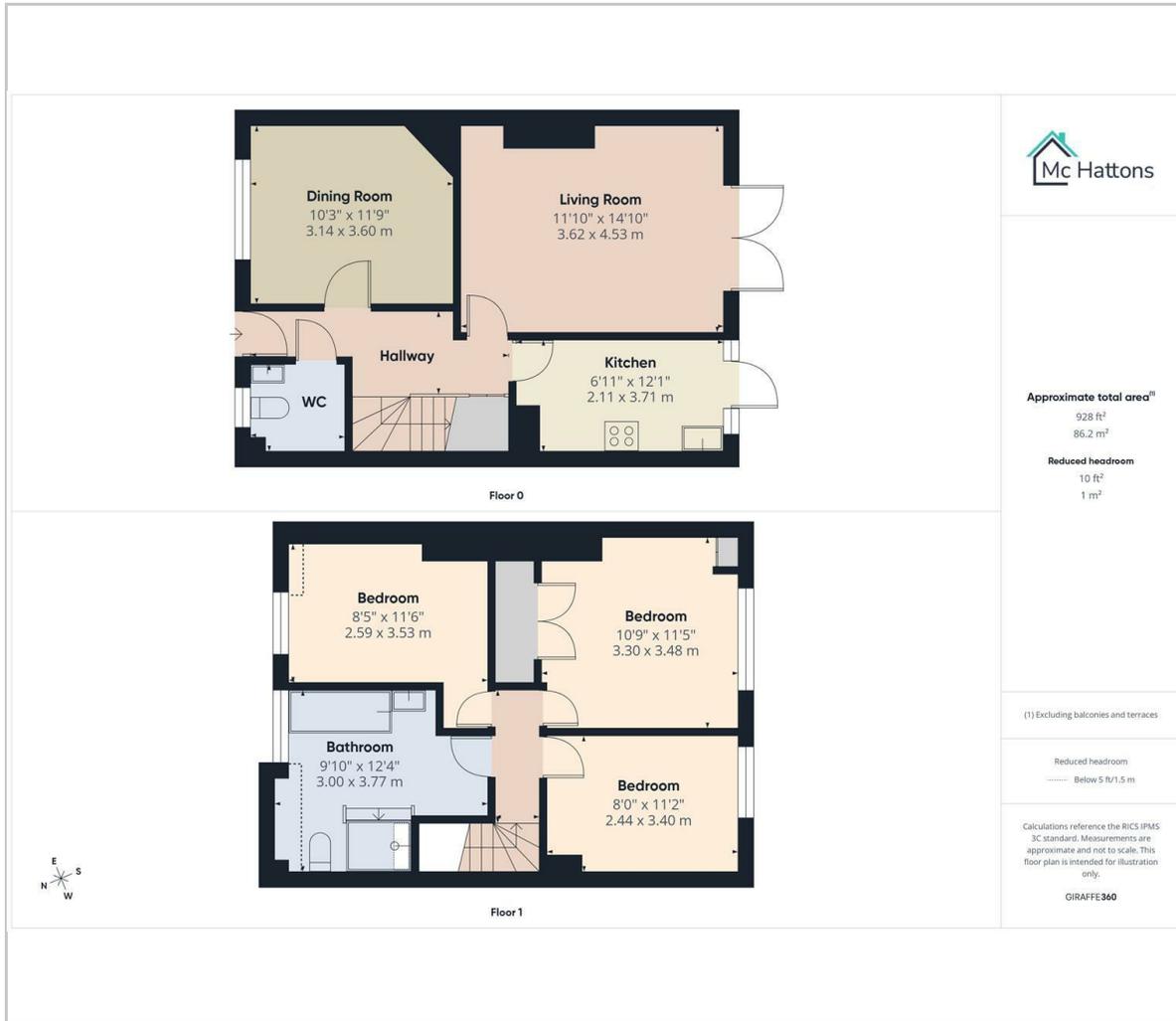
Additionally, the block-paved driveway offers off-road parking, a valuable asset in this desirable location. This property is ideally situated with easy access to local amenities, including schools, a leisure centre, and a supermarket, making it perfect for families or professionals alike.

In summary, this home presents a wonderful opportunity for those seeking a comfortable home in a vibrant community.

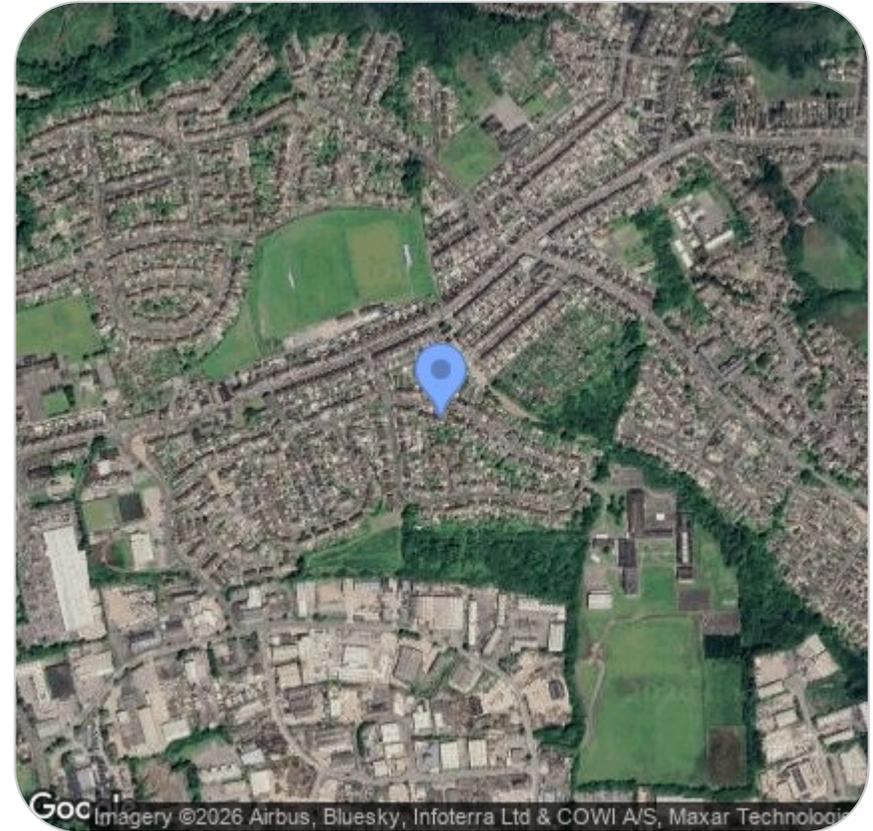




## Floor Plan



## Area Map



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

