



## Crown Road

offers in excess of £280,000

- No Chain
- Annexe to Rear
- Sought After Area
- Beautifully Presented
- Viewing Recommended
- EPC Rating: E



 3  1  1



## About the property

Tucked away in the welcoming community of Kenfig Hill, 12 Crown Road is a charming three-bedroom end-of-terrace home that blends everyday practicality with a touch of individuality. From the moment you step inside, the property feels inviting, with a bright front lounge that sets the tone for relaxed living. A separate dining room flows naturally towards the rear garden, creating a space that works equally well for family meals or entertaining friends.

The kitchen is thoughtfully arranged, complemented by a utility area that makes daily routines effortless. Upstairs, three well-proportioned bedrooms provide comfort and flexibility, whether you need space for a growing family, a guest room, or a dedicated home office.

One of the standout features is the detached annex at the back of the property. This versatile addition can serve as a games room, studio, or workspace, offering independence without losing the connection to the main house. Outside, the private garden is a safe and pleasant retreat, while driveway parking to the side ensures convenience for modern living.

Kenfig Hill itself is a location that balances community spirit with accessibility. Local shops, schools, and



## Accommodation

### **Kitchen**

13' 7 x 12' 9 ( 3.96m 7 x 3.66m 9 )

### **Dining Room**

12' 8 x 7' 3 ( 3.66m 8 x 2.13m 3 )

### **Utility Room**

10' 0 x 5' 7 ( 3.05m 0 x 1.52m 7 )

### **Bedroom 1**

### **Bedroom 2**

### **Bathroom**

### **Bedroom 3**

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## Floorplan



Total floor area 146.5 m<sup>2</sup> (1,576 sq.ft.) approx

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