



28 Evans Street, Kenfig Hill - CF33 6EE
Bridgend

£145,000

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Kenfig Hill, Bridgend

A three bedroom end terrace house situated in Kenfig Hill, in need of renovation which is well served with shops, takeaways, on a bus route and close to local surgery. Good road access to the M4 corridor, Porthcawl coastal area and Bridgend town centre. The property benefits from a lounge, kitchen / breakfast room, first floor bathroom, enclosed garden and garage accessed via the rear lane.

- Three bedroom end terraced house
- Kitchen / Breakfast Room
- Enclosed rear garden and garage
- In need of modernisation
- Ideal first time or investment property





Entrance

Via PVCu frosted glazed door with PVCu window to the side and overhead canopy into the entrance hall.

Entrance Hall

Textured ceiling, radiator, tiled flooring, papered walls and door leading to under stairs storage. Doors leading to the kitchen and lounge. Stairs with fitted carpet and spindle balustrade leading to the first floor.

Kitchen / breakfast room

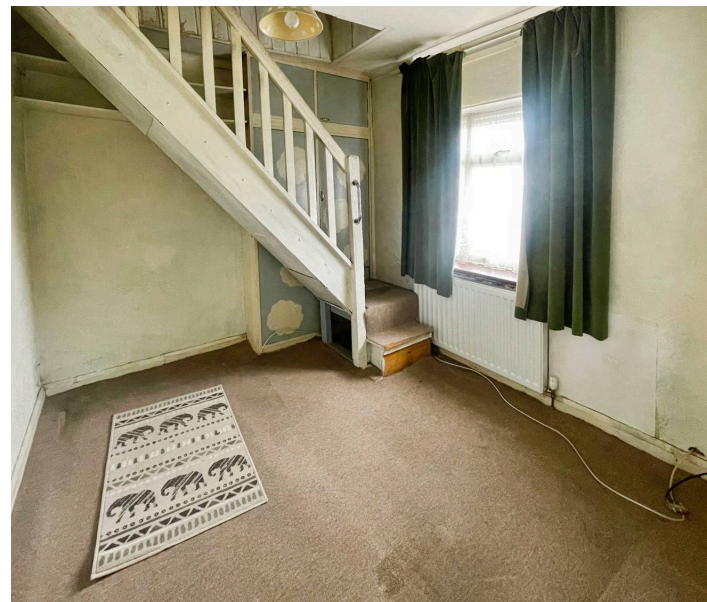
6' 7" x 21' 4" (2.00m x 6.50m)

Textured ceiling, wood panels, emulsioned walls with tiling to the splash back areas, extractor and radiator. PVCu frosted window to the side of the property and two PVCu windows to the rear. A range of base and wall units with work surface and quarry style tiled flooring. Stainless steel sink drainer with stainless steel hot and cold taps. Glazed door leading to the outhouse which is connected to the kitchen / breakfast room.

Outhouse

5' 11" x 8' 6" (1.80m x 2.60m)

Emulsioned ceiling, painted brick walls, radiator and concrete floor. PVCu windows to the rear and side of the property and glazed PVCu door leading out to the rear garden.



Lounge

4m x 6.50m (13' 1" x 21' 4") measurements narrow to 2.7m. Textured ceiling, papered walls, fitted carpet, brick decorative fireplace with shelving either side, PVCu windows to the front and two radiators.

Landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned ceiling with attic access, smoke alarm, papered walls, PVCu window to the side of the property, radiator and electric socket. Doors leading to three bedrooms and bathroom.

Bathroom

5' 3" x 9' 2" (1.60m x 2.80m)

Papered ceiling and walls, extractor fan, radiator, vinyl tile effect flooring, PVCu frosted window to the rear of the property and Baxi combination boiler. Three piece suite comprising bath with tiling to the splash back areas, electric shower above and curtain pole for shower curtain, pedestal wash hand basin with stainless steel hot and cold taps and low level WC.

Bedroom 1

3.70m x 2.90m (12' 2" x 9' 6") measurements are to the wardrobes. Papered ceiling and walls, fitted carpet, PVCu window to the front, radiator and fitted wardrobes.

Bedroom 2

9' 6" x 9' 6" (2.90m x 2.90m)

Emulsioned ceiling and walls, fitted carpet, PVCu window to the front and radiator.

Bedroom 3

8' 2" x 10' 2" (2.50m x 3.10m)

Stairs have been added by the previous owner (not done to building regulations).

Papered ceiling and walls, fitted carpet, radiator and PVCu window to the rear of the property.

Attic / Storage

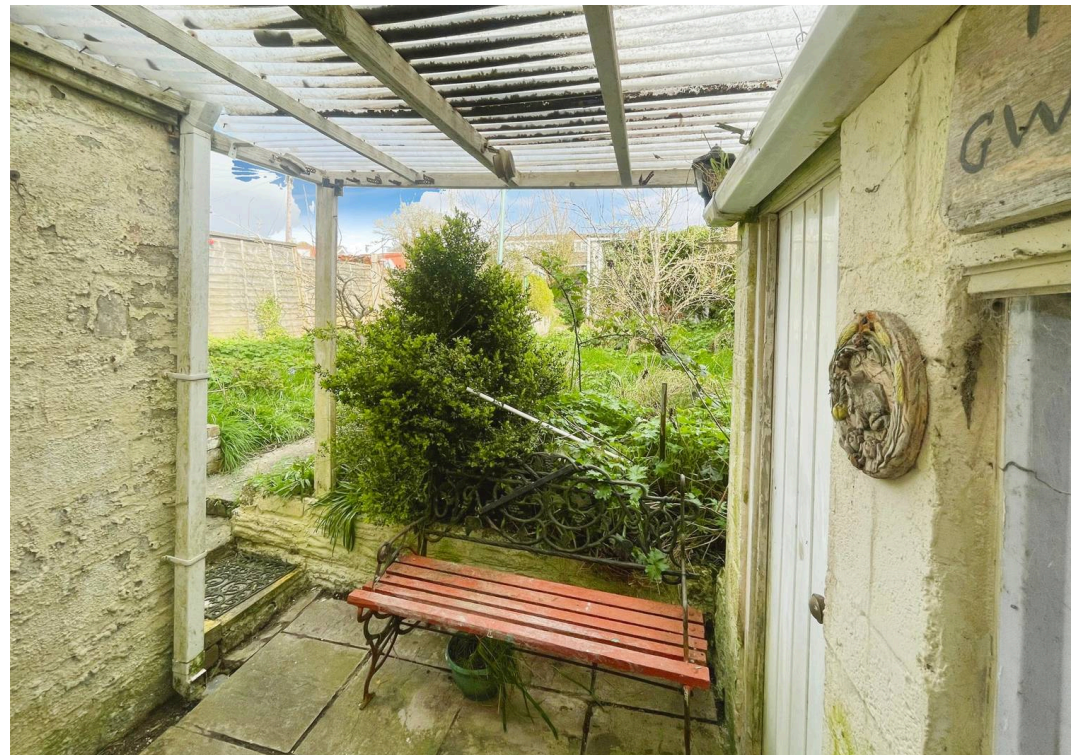
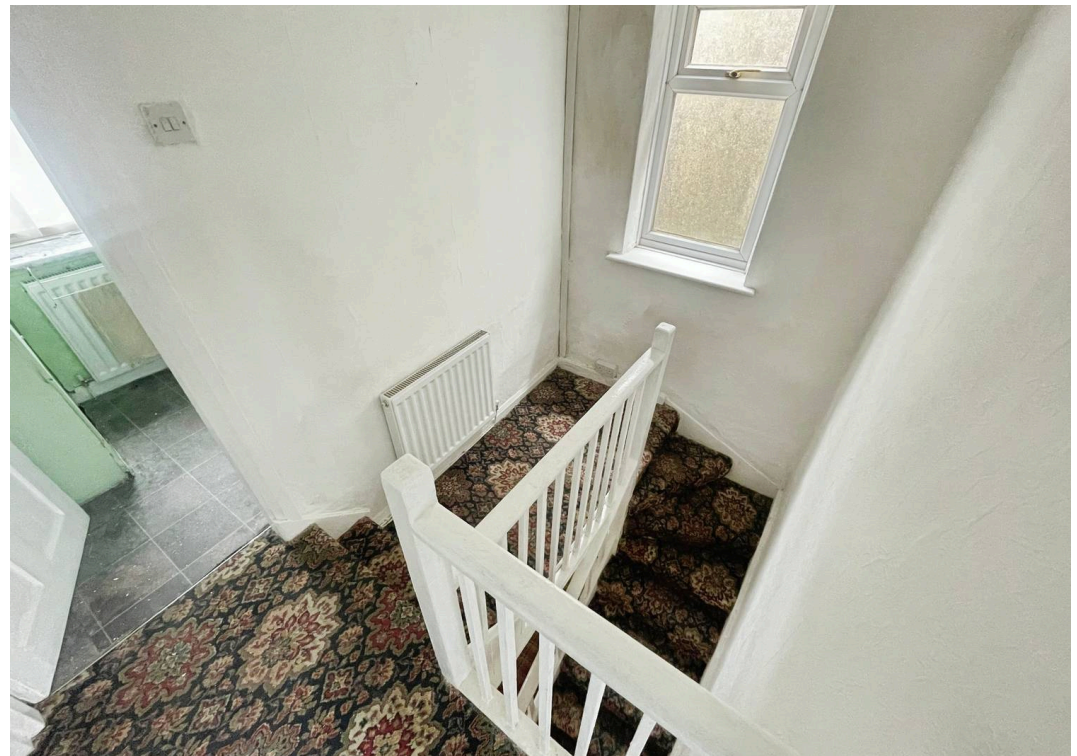
9' 2" x 14' 5" (2.80m x 4.40m)

Three velux windows, boarded, fitted carpet and electric points.

Outside

Forecourt to the front laid to patio with shrubbery, galvanised gate and concrete path leading to the front door which is to the side of the property. Further galvanised gate leads to the rear. The rear garden is laid to patio with steps leading to a pathway, laid to lawn with mature fruit trees and access to the garage and greenhouse. Overhead canopy and outhouse with a WC. Bound by fence and wall. Rear lane access to the garage via up and over door.







Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

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