

5 The Crescent, Aberkenfig

£269,950 Freehold

Large Three Bedroom Detached Property • Two Separate Reception Rooms • Downstairs Cloakroom / WC • Upstairs Modern Shower Room Plus Separate WC • Three Double Bedrooms • Gated Large Driveway & Tandem Garage • Low Maintenance Well Presented Rear Garden • Quiet Position Top Of A Cul De Sac • Pleasant Outlook In A Lovely Location • Easy Access to M4, Schools & Amenities

DanielMatthew
ESTATE AGENTS



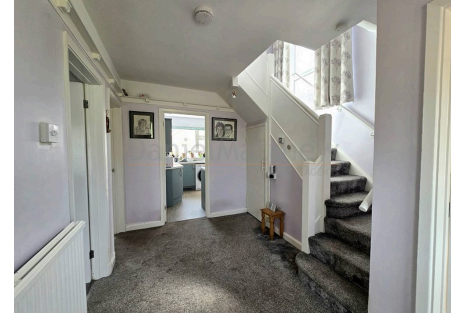
Spacious three double bedroom detached home with large garage, gated driveway, landscaped garden, two receptions, and no chain. Quiet cul de sac near M4, schools, and amenities.

Council Tax band: TBD

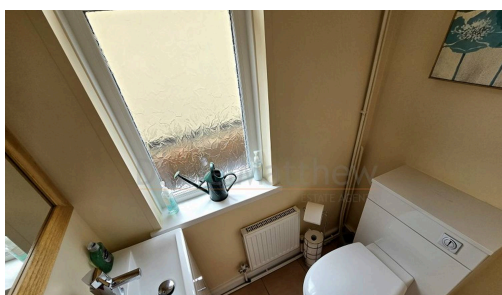
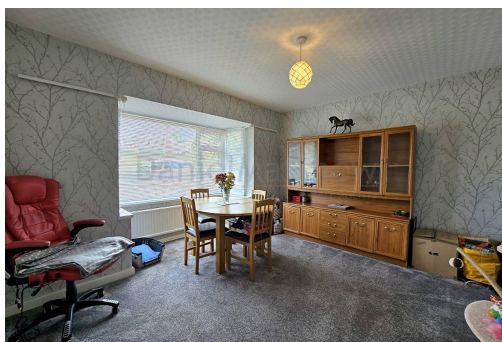
Tenure: Freehold

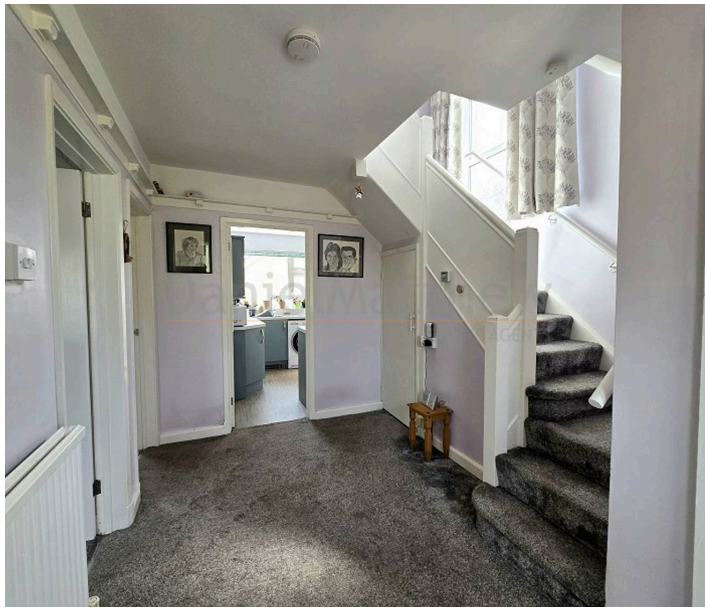
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Entrance Porch

5' 2" x 2' 6" (1.58m x 0.75m)

Enter via UPVC doors into porch. Door leading to hallway.

Entrance Hallway

12' 5" x 7' 3" (3.78m x 2.21m)

The impressive hallway is spacious with fitted carpets and staircase off to first floor. Radiator. Under stairs storage. Doors off to all ground floor rooms.

Cloakroom/WC

5' 1" x 3' 4" (1.56m x 1.02m)

A two piece suite in white to include a WC and sink built into a vanity unit. Skimmed walls and ceiling with tiled floor. Radiator. Obscure UPVC double glazed window.

Dining Room

13' 7" x 12' 8" (4.15m x 3.87m)

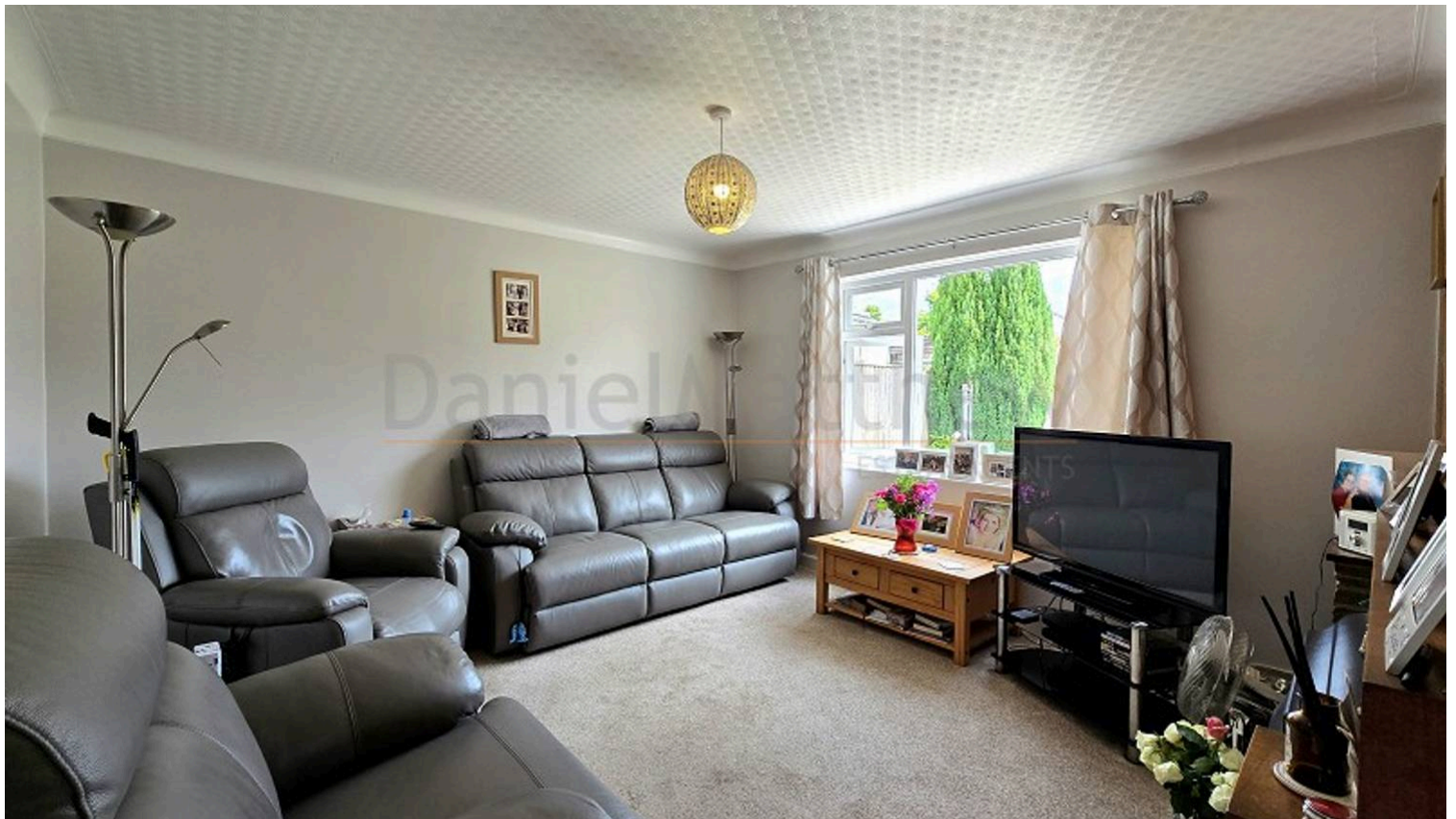
Situated to the front of the property with papered walls and ceiling. Fitted carpets. Box walk in bay window with blinds and radiator under.



Lounge

12' 11" x 12' 7" (3.93m x 3.84m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden. Papered and coved ceiling with three skimmed walls and one tongue and groove. Fitted carpets. Radiator. The focal point of the room is the mantle piece with electric fire.





Kitchen

9' 3" x 9' 3" (2.82m x 2.81m)

A modern nicely presented kitchen which over looks the rear garden via a UPVC double glazed window. The kitchen comprises of a range of wall and base units to include inset draws and coordinating work surfaces with a stainless steel one a half own sink with mixer taps. Plumbing for washing machine and space for tumble dryer. Cooker with canopy extractor over. Tiling to splash back areas. Space for tall fridge freezer. Vinyl flooring. Door leading to outer porch.

Porch

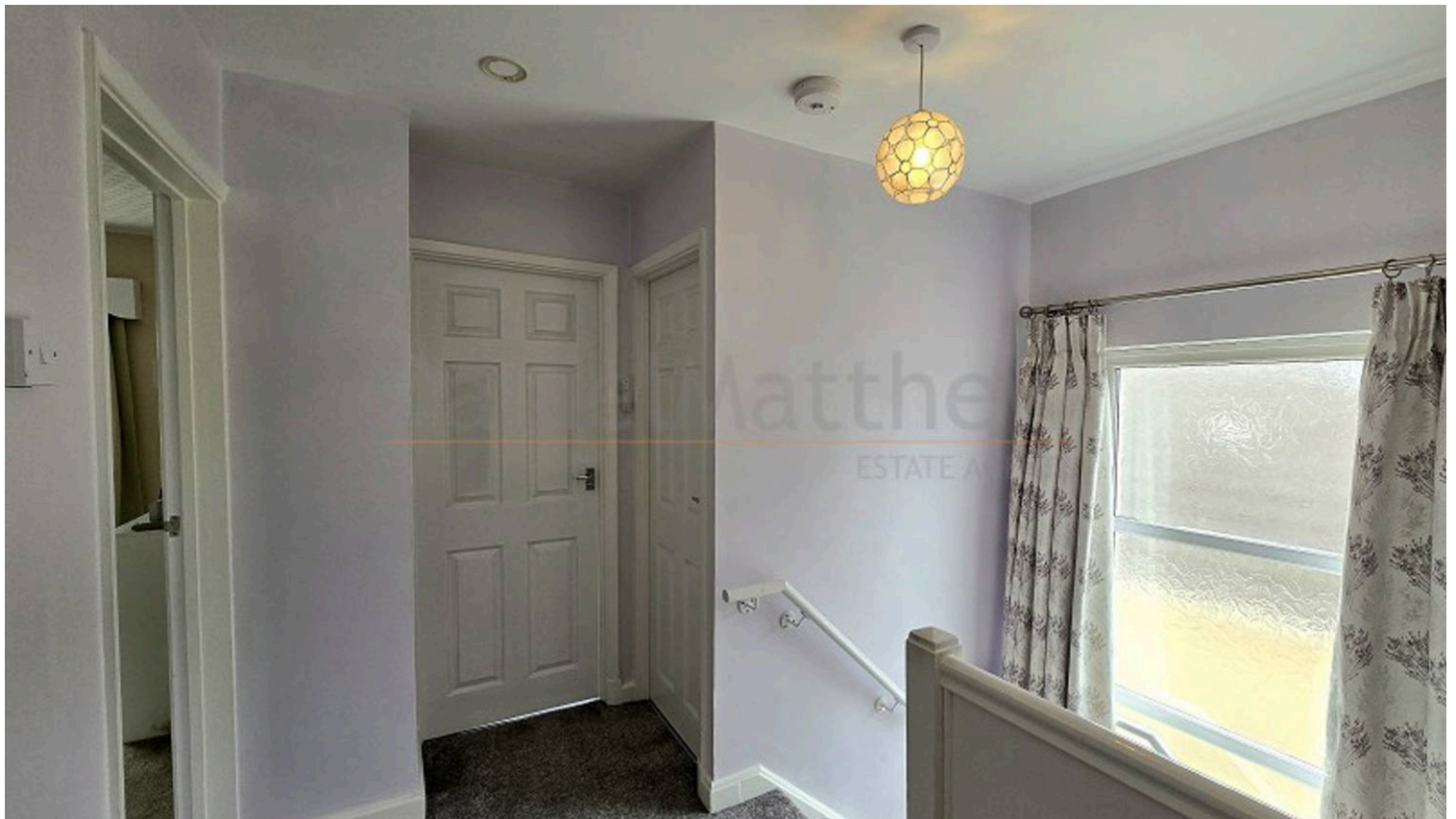
5' 7" x 3' 10" (1.70m x 1.18m)

Rear porch off the kitchen which is UPVC with doors giving access to the front and rear of the property with antiglare roof. Tiled floor.



Landing

This light and airy landing is spacious and has a large obscure UPVC double glazed window to side elevation. Fitted carpets. Access to loft via a pull down ladder. The loft has a light and has been insulated and boarded and offers excellent additional space. Doors off to first floor rooms.





Bedroom One

12' 8" x 12' 0" (3.85m x 3.65m)

Situated to the front of the property giving a lovely outlook over the public open space via a UPVC double glazed window with blinds to remain and radiator under. Emulsion walls and ceiling. Fitted carpets.

Bedroom Two

12' 8" x 11' 9" (3.85m x 3.59m)

Situated to the rear of the property giving a pleasant outlook over the garden via a UPVC double glazed window. Emulsion walls and papered ceiling. Fitted carpets. Radiator.

Bedroom Three

9' 11" x 7' 9" (3.03m x 2.37m)

Situated to the front of the property giving a lovely outlook over the public open space via a UPVC double glazed window with blinds to remain and radiator under. Emulsioned walls and ceiling. Fitted carpets.



Shower Room

8' 2" x 6' 6" (2.49m x 1.99m)

A high specification shower room that is situated to the rear of the property with a obscure UPVC double glazed window with a fitted roller blind, emulsioned ceiling with down lights, ceramic tiles to the wall and tile effect vinyl flooring. Two piece suite comprising wash hand basin with chrome mixer tap built into a vanity unit, large walk in shower with glass screen and hand held shower and rainwater head. Heated chrome towel rail. Generous fitted storage cupboard.

Separate WC

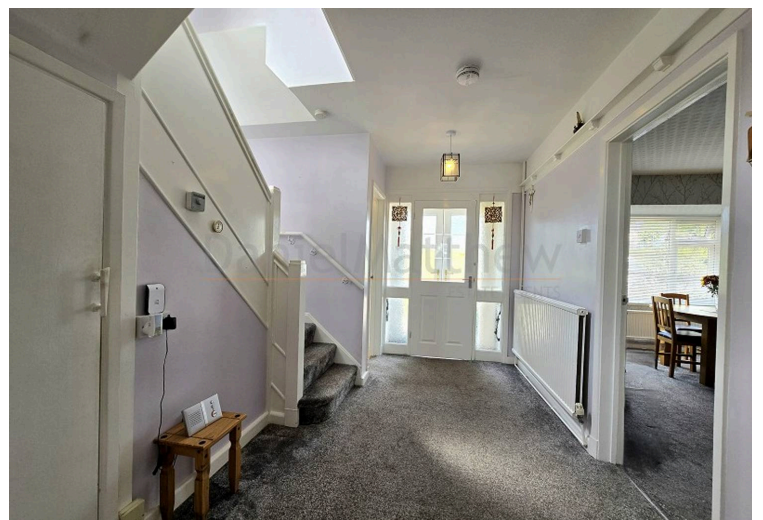
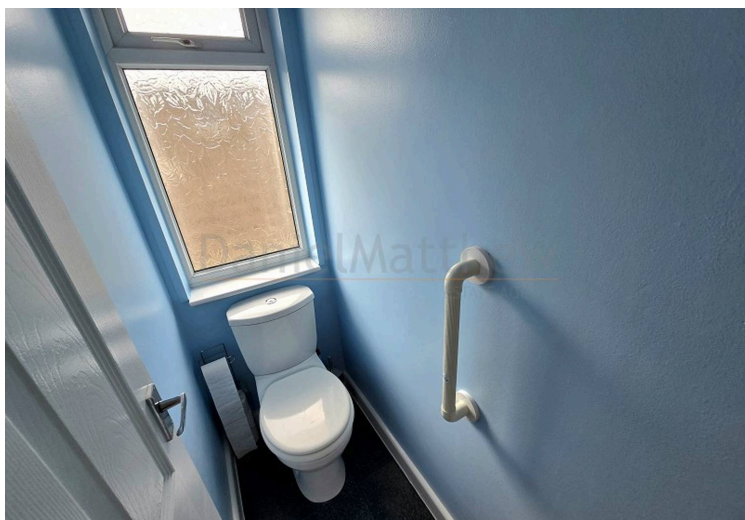
5' 1" x 2' 5" (1.55m x 0.74m)



REAR GARDEN

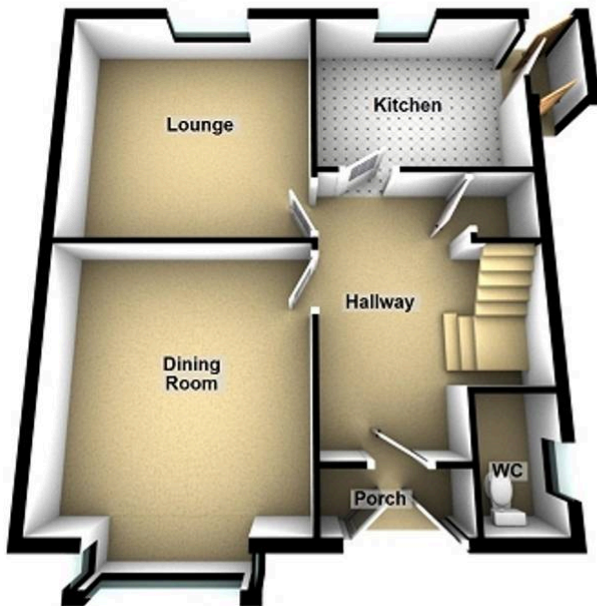
A well maintained enclosed private rear garden giving rear lane access. The garden is an ideal space for relaxing and entertaining. A concrete shed. Personnel door leading to the large garage. Outside taps to front and rear. Access to the front. The front of the property has a large paved gated driveway giving excellent space for off road parking.







Ground Floor



First Floor

