

Swn Yr Aderyn,

offers in the region of £340,000

- Popular Kenfig Hill location
- Private driveway with off-road parking
- Electric vehicle charging point
- Solar panels
- Positioned on a generous corner plot
- Warm, cosy, and welcoming atmosphere
- EPC Rating: A



4 2 2

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About the property

Lovingly maintained by its current owners, this charming property has been a much-loved family home and is presented in cosy, move-in-ready condition. Boasting spacious and versatile rooms throughout, the home provides the perfect setting for modern family living.

To the front, a private driveway provides ample off-road parking and benefits from an electric vehicle charging point, while the property's solar panels offer an energy-efficient addition to help reduce running costs.

Inside, the well-proportioned accommodation is flooded with natural light, creating a comfortable and inviting environment. The generous living spaces are complemented by four good-sized bedrooms, providing ample room for growing families, home working, or visiting guests.

Occupying a desirable corner plot, the property also benefits from a good-sized private garden, offering the perfect space for outdoor entertaining, children's play, or simply relaxing and enjoying the peaceful surroundings.



Accommodation

Lounge

14' 7" x 10' 2" (4.45m x 3.10m)
Kitchen/Dining Room

22' 8" x 10' 7" (6.91m x 3.23m)
W.C

Office/Gym

15' 9" x 7' 8" (4.80m x 2.34m)
Bedroom 1

Irregular Shaped Room 12' 8" maximum x 12' 2" maximum (3.86m maximum x 3.71m)
En Suite

4' 11" x 4' 11" (1.50m x 1.50m)
Bedroom 2

12' 9" x 11' 3" (3.89m x 3.43m)
Bedroom 3

11' 1" x 9' 10" (3.38m x 3.00m)
Bedroom 4

10' 2" x 5' 8" (3.10m x 1.73m)
Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks, once these have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 120.5 m² (1,297 sq.ft.) approx

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