



4 Ton View, Kenfig Hill – CF33 6EX
Bridgend

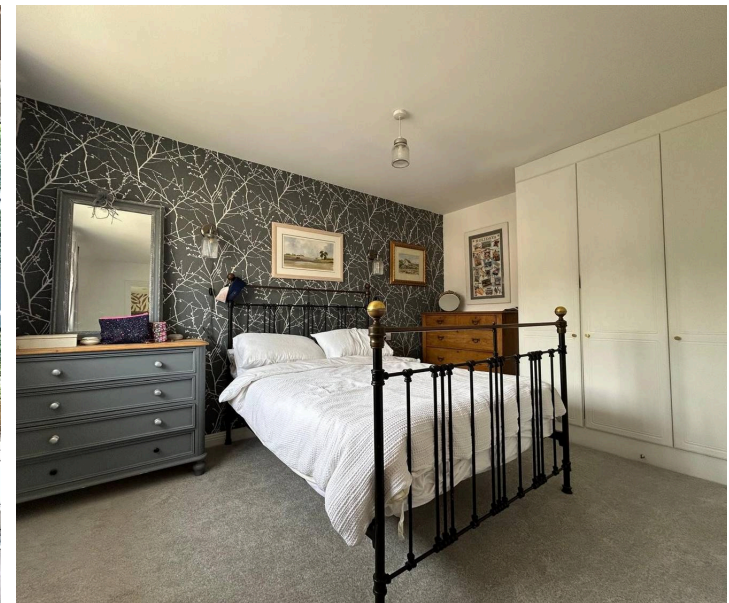
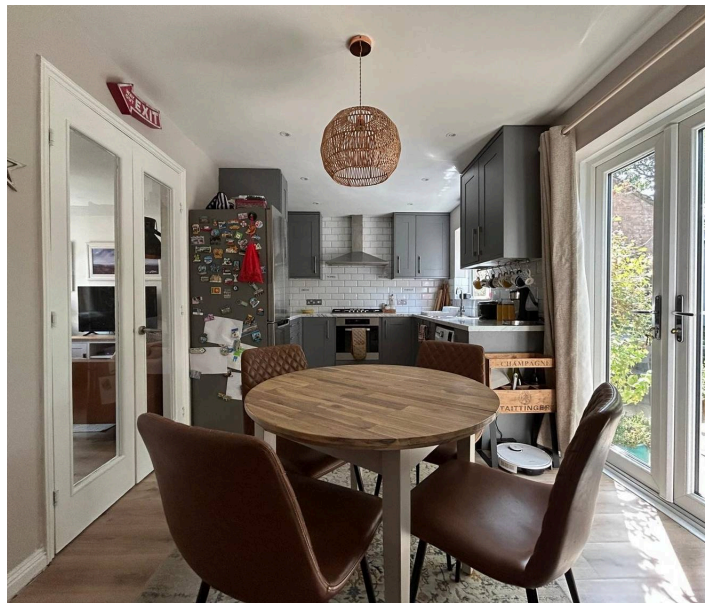
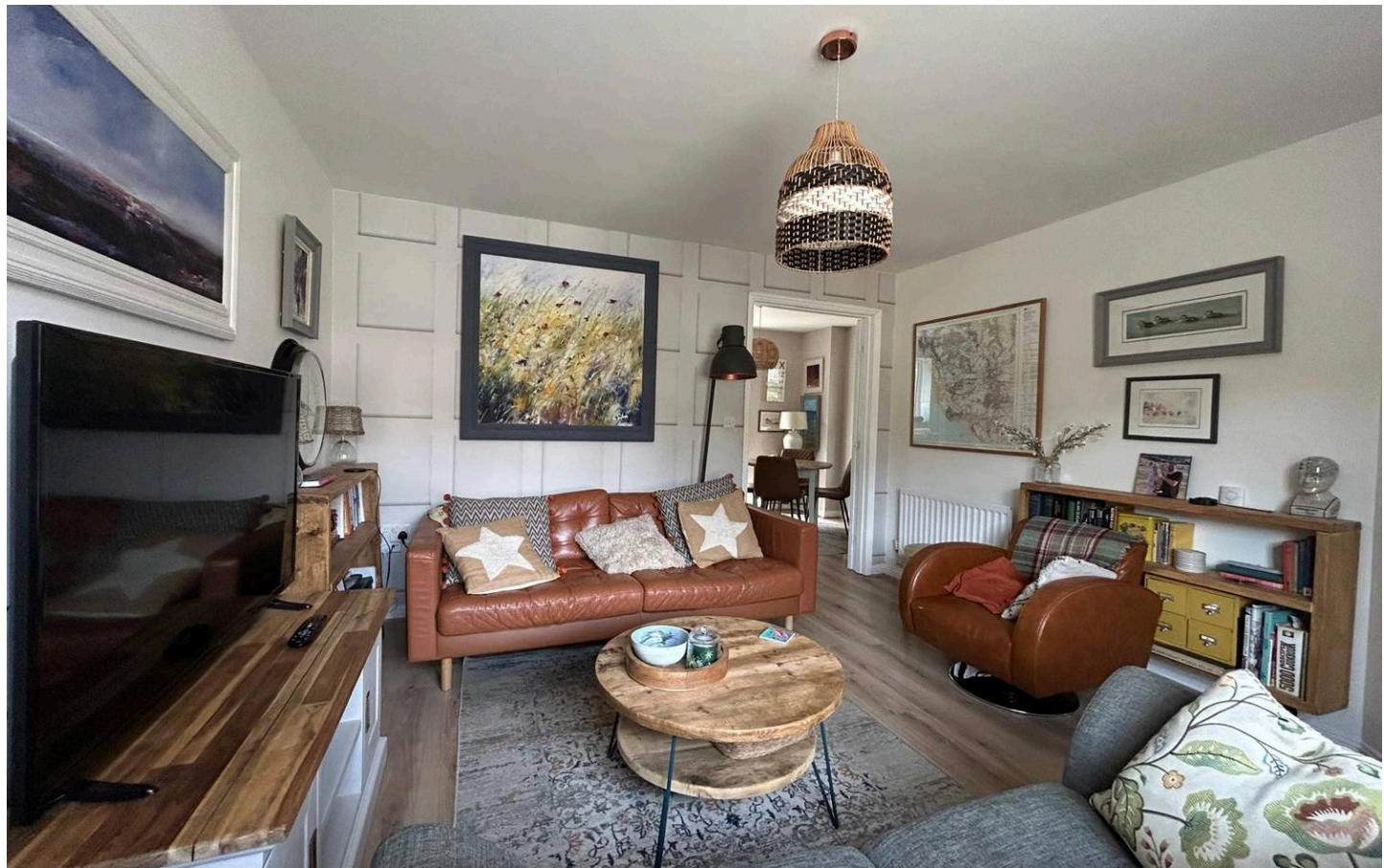
£285,000

4 Ton View

Kenfig Hill, Bridgend

Welcome to this charming three bedroom detached house, perfectly positioned in a quiet area yet just moments from local amenities and convenient transport links via the M4. Step inside and you'll find two inviting reception rooms, ideal for relaxing evenings or entertaining friends and family. The kitchen is well laid out, offering plenty of storage and workspace for keen cooks. Each of the three bedrooms is generously sized, providing comfortable spaces for both rest and study (or perhaps a home office if you're working remotely). The family bathroom is modern and well maintained, with everything you need for busy mornings or a long soak after a day at work. Driveway parking means you'll never have to worry about finding a space when you return home, and there's ample room for guests too. With its peaceful setting, practical layout and easy access to everything you need, this home is a great fit for growing families, professionals or anyone looking for a relaxed lifestyle with all the essentials close by. Don't miss your chance to view this lovely property and see all it has to offer. Book your viewing today.

- 3 bedroom detached
- Driveway parking
- Close to local amenities and transport links via M4
- 2 Reception rooms
- Quiet area





Entrance

via UPVC glazed front door.

Hallway

Emulsion ceilings, tiled floor, radiator, carpet to stairs, feature recess shelving, and smoke alarm.

Downstairs W.C

5' 3" x 2' 7" (1.60m x 0.80m)

Emulsion ceiling, corner vanity with hand wash basin, low level WC, tiled floor, UPVC window, feature papered wall, and radiator.

Reception one

12' 2" x 13' 1" (3.70m x 4.00m)

Laminate flooring, UPVC window, radiator, feature wall papered wall, emulsion ceiling, and internal French doors leading to the kitchen.

Kitchen / Diner

16' 1" x 8' 10" (4.90m x 2.70m)

Newly fitted kitchen. Laminate flooring, emulsion ceiling, spot lights, wall and base units, integrated oven with five ring burner, stainless steel sink, UPVC window and French doors, space for washing machine and fridge-freezer, and access to very large understairs storage.

Reception two

16' 5" x 7' 10" (5.00m x 2.40m)

Converted garage. Laminate flooring, emulsion ceiling, UPVC window, wall paper feature wall, and radiator.



Landing

Newly fitted carpet, access to attic with pull down loft ladder, airing cupboard, and smoke alarm.

Bedroom one

9' 10" x 13' 9" (3.00m x 4.20m)

Emulsion ceiling, UPVC window, newly fitted carpet, feature papered wall, radiator, and fitted wardrobes.

En-Suite

4' 11" x 5' 7" (1.50m x 1.70m)

Emulsion ceiling, feature wall paper, spot lights, tile to the walls, vanity unit with hand wash basin and W.C, chrome towel rail, frosted UPVC window, double shower tray, wood effect flooring, and built in storage.

Bedroom two

12' 6" x 8' 10" (3.80m x 2.70m)

Emulsion ceiling, newly fitted carpet, feature wall paper, UPVC window, and radiator.

Bedroom three

7' 10" x 11' 2" (2.40m x 3.40m)

Emulsion ceiling, UPVC window, newly fitted carpet, radiator, feature paper wall, and fitted units.

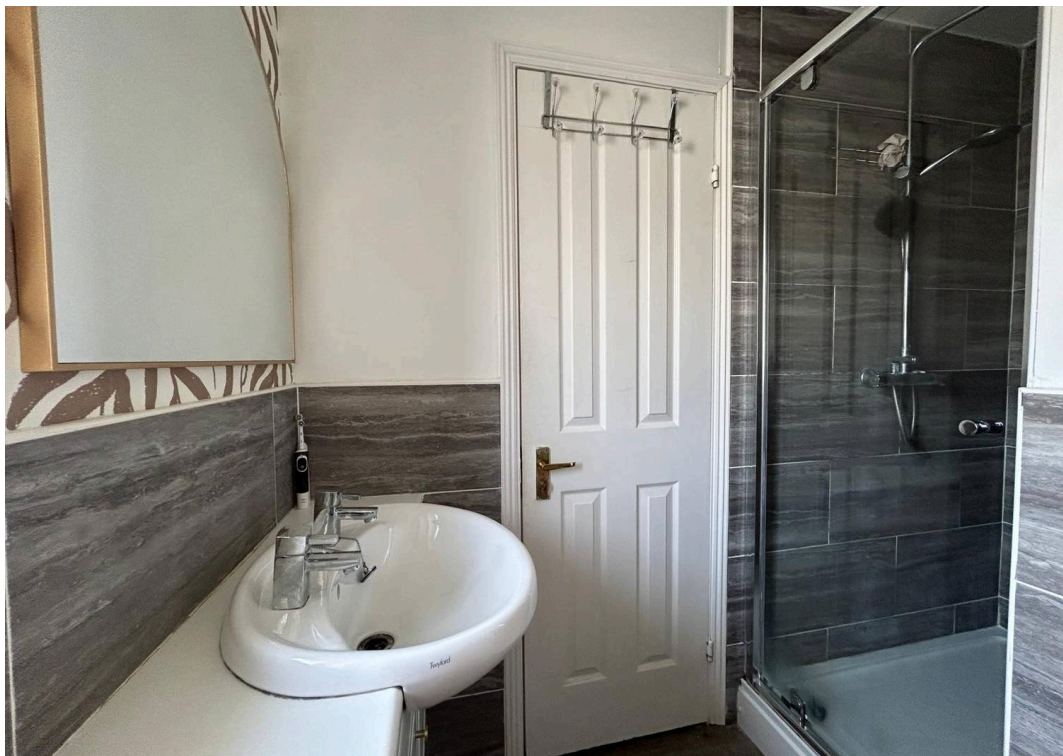
Family bathroom

8' 10" x 5' 3" (2.70m x 1.60m)

Emulsion ceiling, attic access, spotlights, tiles to walls, bath with overhead shower, low level W.C, black towel rail, tiled floors, and hand wash basin.

Outside

To front of the property there is a paved pathway with mature shrubs, and driveway for parking. The magical private rear garden has patio area, shed, decorative stone, bound by fence panels, mature trees and shrubs, and wooden side gate access.







Payton Jewell Caines

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