



31, Maes Llan  
Bridgend, CF33 6DX

Watts  
& Morgan







# 31, Maes Llan

Kenfig Hill, Bridgend CF33 6DX

**£325,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented 4 bedroom detached property situated in a popular development in Kenfig Hill. Located conveniently within walking distance of local shops, amenities and schools. Just a short drive from Porthcawl Seafront, Bridgend Town Centre and Junction 37 of the M4 Motorway. Accommodation comprises; porch, entrance hall, lounge, open-plan kitchen/dining room, utility, WC and sitting room. First floor landing; bedroom one with modern en-suite shower room, 3 further good sized bedrooms and a family bathroom. Externally offering a private drive to the front, garage/store and a well maintained rear garden.

## Directions

\* Bridgend - 5.5 Miles \* J37 of the M4 - 1.0 Mile \* Cardiff - 28.0 Miles

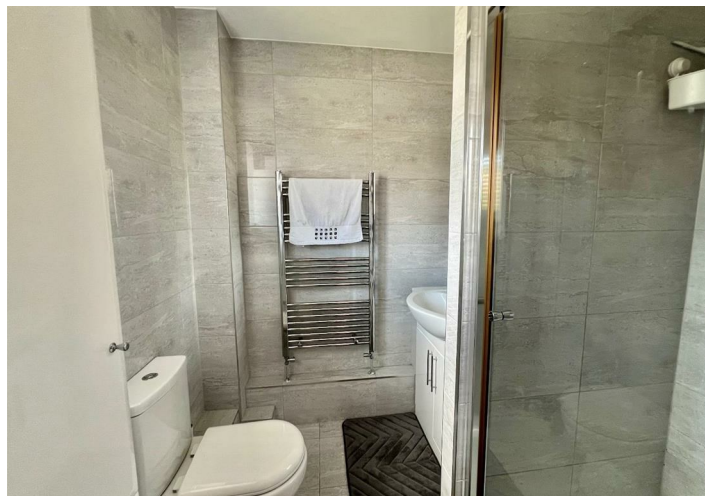
**Your local office: Bridgend**

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC door into the open porch with laminate flooring and an internal PVC door leads into the main hallway. The hallway has laminate flooring, carpeted staircase leading up to the first floor, understairs storage cupboard and all doors lead off. The ground floor cloakroom is fitted with a modern 2-piece suite comprising of a WC and a wash hand basin. The main living room is a great sized reception room with windows over-looking the front with carpeted flooring and a central feature gas fireplace with hearth and surround. The converted garage is now a versatile sitting room with carpeted flooring. To the rear of the property is the open-plan kitchen/dining room. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary laminate work surfaces over with a breakfast bar area with space for high stools. The kitchen benefits from vinyl flooring, recessed spotlighting, windows over-looking the rear garden and double doors opening out to the rear garden. There is ample space for a freestanding dining table. Integrated appliances to remain include; 5-ring induction hob with oven, grill and extractor hood over and microwave. There is space provided for under-counter dishwasher and a door leads into the utility.

The utility has space for a freestanding fridge/freezer and 2 further appliances with work surfaces, ceramic matt black sink and also houses the gas combi boiler. A partly glazed door provides access out to the side.

The first floor landing offers carpeted flooring, built-in airing cupboard and access to the loft hatch. Bedroom One is a spacious main bedroom with fitted wardrobes, carpeted flooring and windows over-looking the front. Leading into a modern en-suite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With fully tiled walls and flooring, recessed spotlighting and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and windows to the rear. Bedroom Three is a third double bedroom with carpeted flooring and windows to the rear. The fourth bedroom is a great sized room with built-in wardrobes, carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of an L-shaped jacuzzi bath with over-head shower and glass screen, WC and a circular wash hand basin. With fully tiled walls and flooring, spotlighting and a window to the side.

### GARDEN AND GROUNDS

Approached off Maes Llan, no. 31 benefits from a generous corner position with a tarmac driveway to the front with off-road parking for 2/3 vehicles in front of the partly converted garage with manual up and over door and storage space. There is a timber gate providing access around to the rear. To the rear is a great sized well maintained garden with a spacious patio area and the remainder is laid to lawn with a section laid with stone chippings all enclosed via timber fencing.

### ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating; 'C'. Council Tax is Band 'E'.






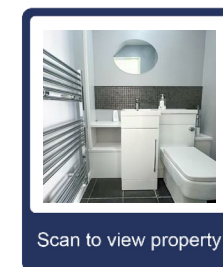
**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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