



## West Street, offers over £150,000

- 2 bedroom mid-terraced
- Close to shops, schools and amenities
- Ideal First time buy
- Council Tax Band B
- Viewing Highly recommended
- EPC Rating: C





## About the property

Situated in the heart of Aberkenfig, this charming two-bedroom mid-terraced home on West Street offers an ideal opportunity for first-time buyers, small families, or investors alike.

Beautifully positioned within close proximity to Tondy Primary School, this property benefits from a highly convenient location with easy access to local shops, takeaways, and everyday amenities.

Aberkenfig itself is a vibrant village offering a range of facilities, including a large park perfect for walking, play, and leisure.

The accommodation briefly comprises a welcoming living area, a well-proportioned kitchen, two comfortable bedrooms, and a family bathroom. The layout is practical and inviting, ideal for modern living.

Externally, the property offers low-maintenance space suitable for relaxing, entertaining, or creating a cosy outdoor retreat.

For commuters, the location is particularly beneficial—the M4 motorway is just a short drive away, providing excellent links to Cardiff, Swansea, and beyond.

Overall, this is a fantastic opportunity to secure a well-located property in a popular village setting with everything you need right on your doorstep.





## Accommodation

### Entrance Hall

**Reception Room** - 22' 4" max x 11' 10" max ( 6.81m max x 3.61m max )

**Kitchen** - 12' 2" x 9' 10" ( 3.71m x 3.00m )

### First Floor

#### Landing

**Bedroom One** - 12' 2" x 11' 10" ( 3.71m x 3.61m )

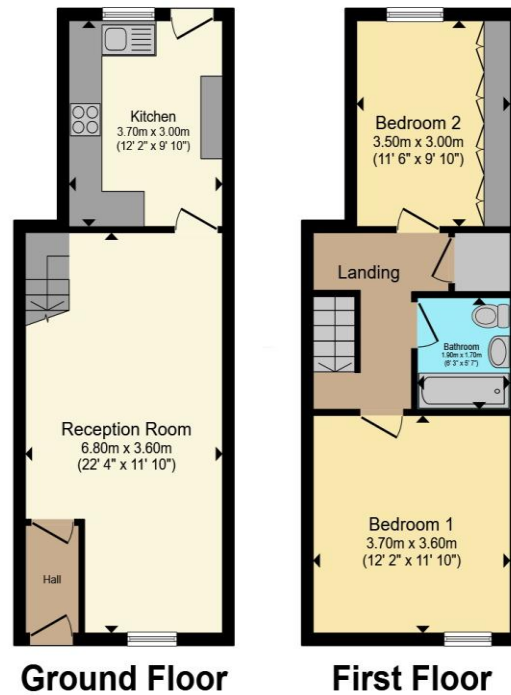
**Bedroom Two** - 11' 9" x 9' 10" ( 3.58m x 3.00m )

#### Bathroom

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## Floorplan



Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

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