



66 South View, Kenfig Hill
Bridgend, CF33 6DG (On Waun Bant Road)



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£199,950 Freehold

2 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious two bedroom detached bungalow located in Kenfig Hill. Within walking distance to local amenities and close to reputable schools & J37. Accommodation comprises; entrance hall, lounge, kitchen/dining room, two good sized bedrooms and a conservatory. Externally enjoying a private driveway leading into a single garage with full power supply and a rear lawned garden with detached workshop/store. Offering no on-going chain. EPC Rating 'D'.

- Bridgend Town Centre 7.1 miles
- Cardiff City Centre 27.5 miles
- M4 (J37) 7.9 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance via a partly glazed uPVC door with window adjacent into the entrance hall offering carpeted flooring and a cupboard housing the 'Worcester' boiler.

The lounge is a generous sized reception room offering carpeted flooring, a uPVC window to the front elevation, a gas fire set on a marble hearth with wood surround and ample space for free standing furniture.

The inner hallway offers a cupboard housing a hot water cylinder and a loft hatch giving access to loft space.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and cupboards for storage.

Bedroom two is further double bedroom offering carpeted flooring and uPVC sliding doors lead into the conservatory.

The conservatory offers laminate flooring, a uPVC patio door providing access to the decking area and power supply.

The kitchen has been fitted with a range of traditional wall and base units with complementary work surfaces. Space has been provided for a free-standing oven, washing machine and a fridge freezer. Further features include laminate flooring, tiled splashback, a uPVC window to the side elevation and a uPVC courtesy door provides access to the rear.

The dining area offers a uPVC window to the side area and space has been provided for free standing furniture.

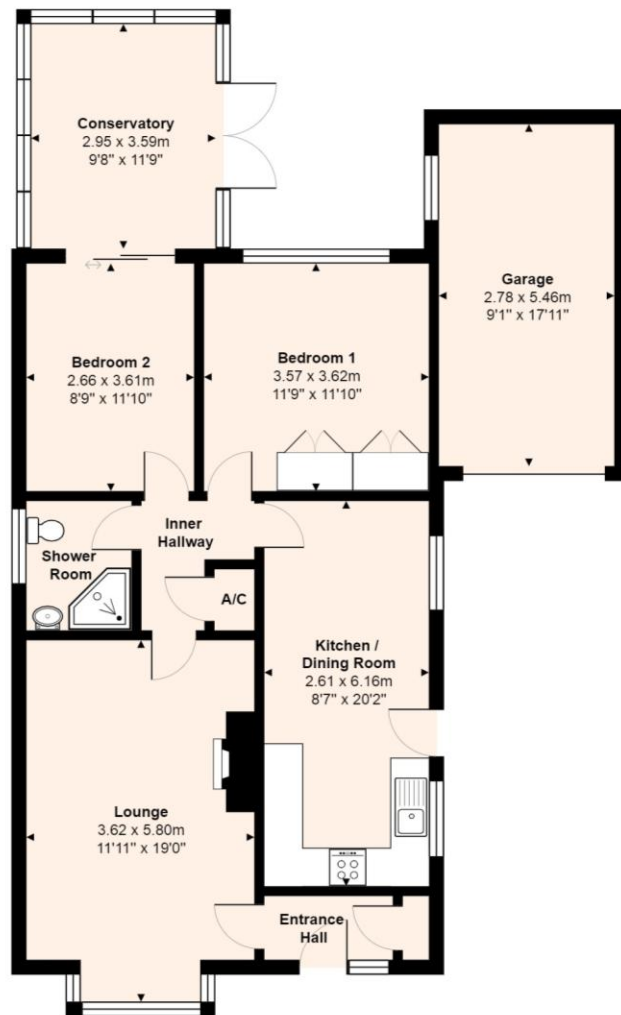
GARDENS & GROUNDS

No. 66 is accessed off the road onto a private driveway with space for two vehicles leading into a garage with full power supply and a courtesy gate provides access to the rear garden. The rear garden enjoys a lawned section enclosed by fencing with a detached workshop/store. Further offering an elevated decking area ideal for garden furniture.

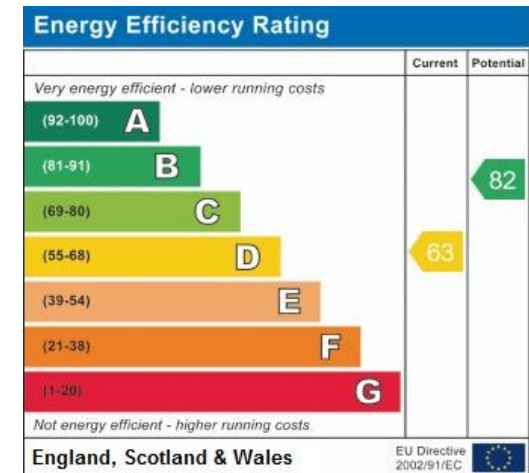
SERVICES AND TENURE

Freehold. All mains services connected.





66 South View
Total Area: 82.6 m² ... 889 ft² (Excluding Garage)
All measurements are approximate and for display purposes only



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.

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