



4 The Croft, Aberkenfig
Bridgend, CF32 9RL





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£389,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to present to the market this exceptional detached three-bedroom property located in Aberkenfig. The property is a one minute walk away from Sam railway line and is within walking distance to local amenities, reputable schools and close proximity to J36 of the M4. The immaculately presented accommodation comprises; entrance porch, hallway, spacious lounge, kitchen, sun room, utility room & WC. First floor landing, two double bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with a double garage, a front wrap around south facing lawned garden and a rear enclosed private lawned garden. Offering no on-going chain. EPC Rating "D."

- Bridgend Town Centre 3.0 miles
- Cardiff City Centre 21.8 miles
- M4 (J36) 1.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed stained glass timber framed door with half moon stained glass window above into the entrance porch offering original quarry tiled flooring. Steps lead up to the hallway offering engineered oak parquet flooring, a wooden staircase with a carpeted runner to the first floor landing and a uPVC window with shutters to the rear.

Entered via a timber door, the doakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a WC. The doakroom further benefits from, engineered oak parquet flooring and an obscured uPVC window to the rear elevation.

The sitting room is located to the side of the property and enjoys a bay window with fitted shutters. This room offers a contemporary feel and enjoys engineered oak parquet flooring with underfloor heating and a cast iron feature fireplace set on a marble hearth and surround.

The superb kitchen has been fitted with a range of hand-crafted shaker style wall and base units and marble work surfaces with a co-ordinating island. Appliances to remain include; dual fuel range oven with 5-ring gas hob and extractor fan over, integral fridge, dishwasher and wine cooler. Further features include; a Belfast sink unit, stone flooring with underfloor heating and an impressive pull-out larder cupboard.

An archway leads through to the light and airy garden room offering continuation of stone flooring, timber framed windows with blinds to remain, space for freestanding furniture and French doors provide access onto the sandstone patio area.

The utility room offers co-ordinating hand crafted shaker style wall and base units with marble work surfaces. Further enjoying an additional Belfast sink unit, a cupboard housing the combi boiler, a uPVC window to the rear elevation, a courtesy door providing access to the rear garden, an understairs storage cupboard and stone flooring with underfloor heating.

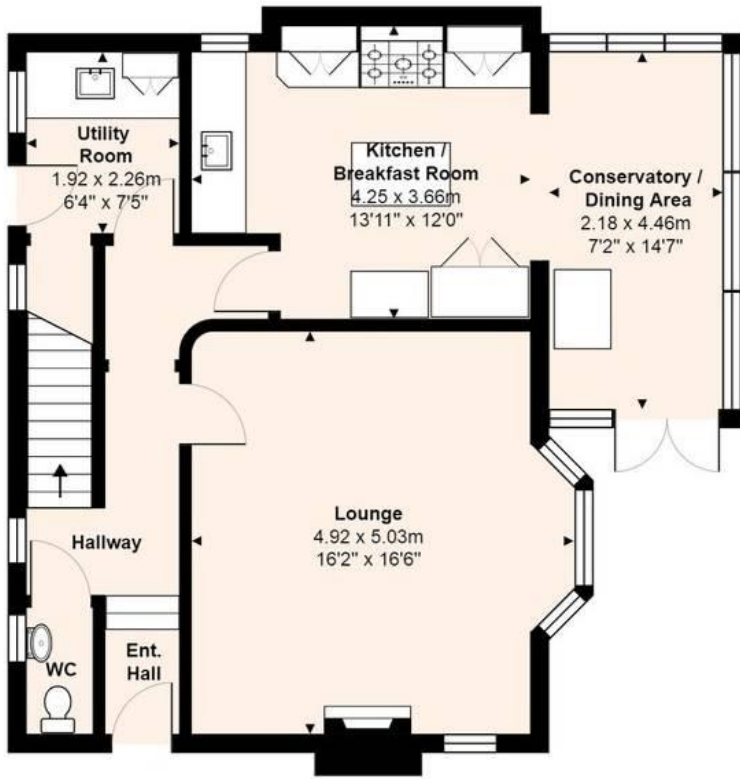
FIRST FLOOR

The first floor landing offers exposed original floorboards and a uPVC window with shutter blinds to the rear elevation.

Bedroom one is a superb sized double bedroom offering original exposed floorboards, two uPVC windows with shutter blinds, a cast iron feature fireplace and ample space for freestanding furniture.

Bedroom two is a spacious double bedroom offering exposed original floorboards, uPVC windows to the front and side elevations with shutter blinds and a feature fireplace.





Ground Floor



1st Floor

4 The Croft
 Total Area: 117.2 m² ... 1261 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bedroom three is a comfortable single bedroom offering exposed original floorboards, a uPVC window with shutter blinds and space for freestanding furniture.

The bathroom has been fitted with a 4-piece suite comprising; cast iron freestanding bath with telephone mixer tap and shower, walk-in shower cubicle with rainfall shower over, a wash-hand basin and WC. Further features tiled splashback, marble flooring and an obscured uPVC window with shutters. A loft hatch provides access to the partly boarded loft space with a pull-down ladder.

GARDENS AND GROUNDS

No.4 The Croft is accessed of Heol Persondy onto a private resin driveway leading into a double garage with electric roller shutter doors and full power supply. A courtesy wooden gate provides access to a sandstone patio area leading to the front door. To the front of the property is wrap around south facing lawn garden with stone chippings enclosed by mature hedge row. To the rear of the property lies a private lawn garden enclosed by feather edged fencing. A courtesy gate leads to the garage.

SERVICES AND TENURE

All mains services connected. Freehold.



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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