



14 Llwyn Helig, Kenfig Hill  
Bridgend, CF33 6HN







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**£219,950** Freehold

### 3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this beautifully presented three bedroom detached property located in Kenfig Hill. Accommodation comprises; entrance hall, spacious lounge, kitchen/dining room and WC. First floor landing, master bedroom with en-suite shower room, further double bedroom, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway leading into a single detached garage and a rear landscaped garden with patio and decking areas. EPC Rating 'D.'

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- Bridgend Town Centre 5.7 miles
- Cardiff City Centre 27.3 miles
- M4 (J37) 2.8 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering laminate flooring, a carpeted staircase to the first floor landing and a 2-piece WC/cloakroom serving the ground floor. The lounge is a superb sized reception room offering laminate flooring, a uPVC window to the front elevation and ample space for free standing furniture.

The kitchen/dining room has been fitted with a range of high gloss wall and base units with complementary work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over and a dishwasher. Further features include continuation of laminate flooring, a stainless-steel sink unit with spray tap, a uPVC window to the rear elevation and laminate flooring.

The dining area offers space for freestanding furniture, a sizeable under-stairs storage cupboard and uPVC French doors provide access to the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a loft hatch giving access to the partly boarded loft space, a cupboard for storage and an airing cupboard housing the combi boiler.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and an open cupboard for storage. Leading into a fully tiled contemporary 3-piece en-suite shower room comprising; walk-in shower cubicle with glass enclosure and rainfall shower over, wash hand basin set within a vanity unit and WC. Further features include, tiled flooring, a heated towel rail and an obscured uPVC window to the side elevation.

Bedroom two is a further good sized double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

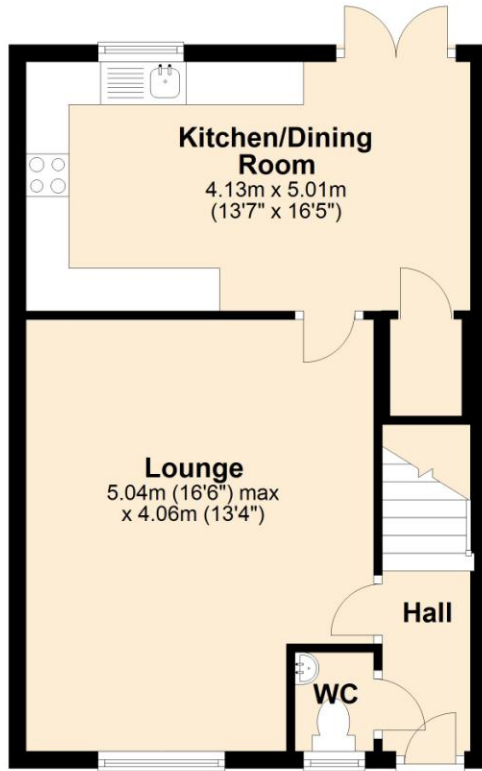
Bedroom three is a spacious single bedroom currently utilised as a dressing room offering carpeted flooring, space for furniture and a uPVC window to the front elevation.

The fully tiled contemporary family bathroom has been fitted with a 3-piece suite comprising; panelled bath with rainfall shower over, wash hand basin set within a vanity unit and WC. Further features include tiled flooring, a heated towel rail and a uPVC window to the rear elevation.



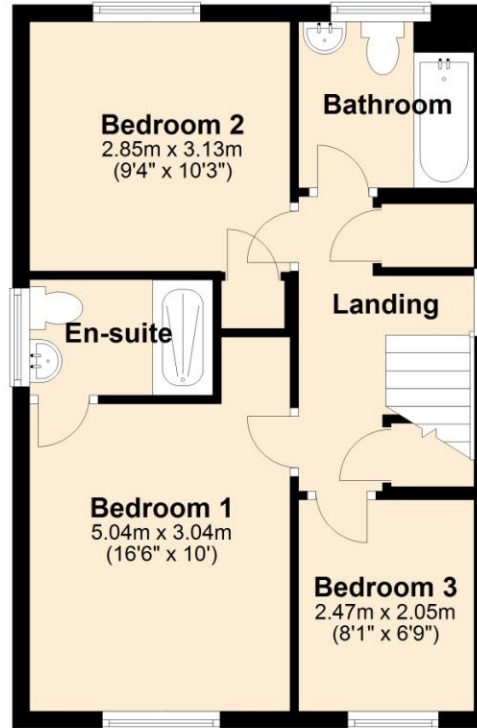
## Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS & GROUNDS

No. 14 is accessed off the road onto a private driveway leading into a single detached garage with full power supply.

To the rear of the property lies a landscaped tiered garden with a patio area ideal for garden furniture and lawned section. Steps lead up to a decking area enclosed by feathered edged fencing and a brick wall. The garden further offers a courtesy door into the detached garage.

## SERVICES & TENURE

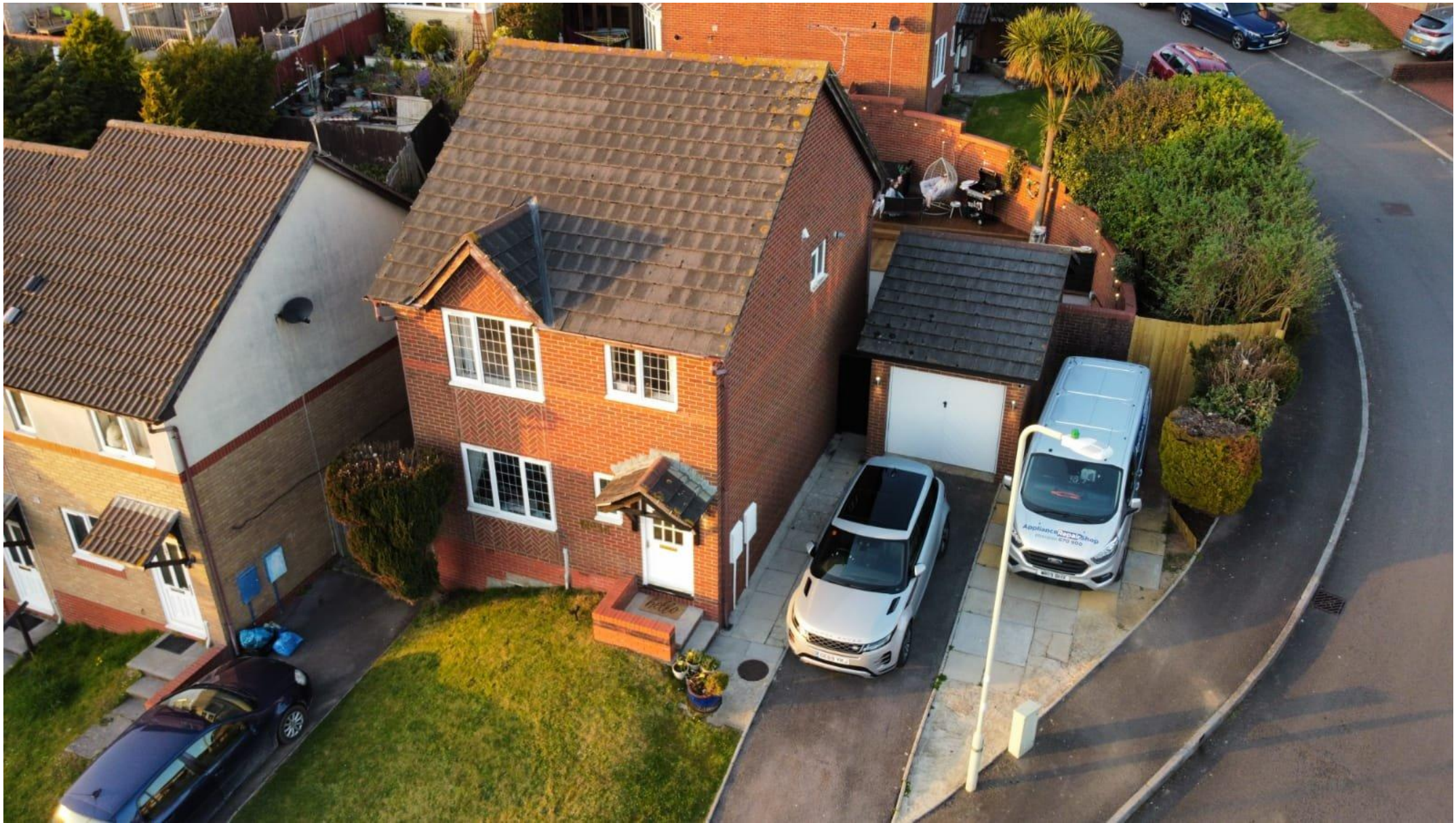
All mains connected. Freehold.



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.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      | 68        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |





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