



90 Pwllgath Street, Kenfig Hill,
Bridgend, CF33 6ET



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£199,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this detached two double bedroom bungalow located in Kenfig Hill. Offering no on-going chain. Within walking distance to local amenities, several shops and cafes; and close proximity to J37 of the M4 and Porthcawl Coastal Town. Accommodation comprises; entrance porch, hallway, lounge/dining room, fitted kitchen with appliances, two double bedrooms - one with 2-piece WC and a 3-piece bathroom. Externally enjoying a low maintenance front garden and a lawned rear garden with detached garage plus gated off-road parking to rear. EPC Rating; D.

- Bridgend Town Centre 6.1 miles
- Cardiff City Centre 24.2 miles
- M4 (J37) 1.7 miles

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Summary of Accommodation

ACCOMMODATION

Entrance via a sliding glazed uPVC door into the porch providing space for cloaks and shoes. A traditional aluminium door leads into the entrance hallway with wood-block effect tiled flooring, loft hatch providing access to the partly boarded loft space with pull-down ladder and light. All doors leading off.

The lounge/dining room is a generous size neutrally decorated reception room benefiting from a central electric fire place set on a marble hearth and backplate with timber surround. Two uPVC windows are offered to the rear and offers continuation of original woodblock flooring.

The kitchen has been fitted with a range of shaker style beech wall and base units with complementary laminate work surfaces with breakfast bar, providing space for two high stools. A range of integral appliances to remain include; 4-ring gas hob, grill double oven and extractor hood, fridge, freezer and space is provided for one appliance. A 'Viessmann' combi boiler is housed within one cupboard. Further offering a tiled splashback, ceramic tiled flooring, stainless steel sink unit with mixer tap over and uPVC window to the side elevation.

To the front of the property lies the two bedrooms both of a double size; neutrally decorated with original woodblock flooring and one bedroom offers a 2-piece WC.

The bathroom has been fitted with 3-piece white suite comprising; panelled bath with mixer tap and electric shower over, wash-hand basin set within vanity unit and WC. Further benefits from an opaque uPVC window to the side elevation, tiled splashback and ceramic tiled flooring.

GARDENS AND GROUNDS

No.90 is approached off Pwllgath Street with on-road parking directly in front of the property.

The front garden is mainly laid to chippings, fully enclosed with brick wall and two side accesses lead to the rear.

The rear garden is predominantly laid to lawn offering a south-west facing aspect with concrete patio area; a courtesy gate leads to the rear lane and backs onto school playing fields. A detached garage is located to the rear of the property accessed from rear lane with manual up and over door; double timber gates open onto the private off-road parking area which provides hardstanding for two vehicles.

SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)

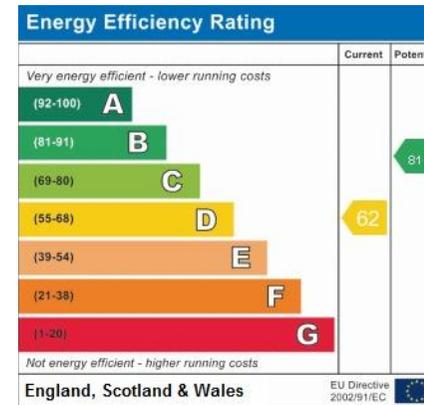


Total area: approx. 72.1 sq. metres (776.5 sq. feet)

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



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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