



18 Moriah Place, Kenfig Hill,
Bridgend, CF33 6DW

WATTS & MORGAN 160
YEARS



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£225,000 Freehold

3 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan are pleased to offer to the market this extended three bedroom detached family home located in Kenfig Hill. Offering good size living accommodation and generous gardens. Within walking distance to local amenities, shops and reputable schools; and close proximity to J37 of the M4. Accommodation comprises; entrance hallway, lounge, open plan dining room leading into sitting room, traditional fitted kitchen & utility/WC. First floor landing, two double bedrooms with fitted wardrobes, a single bedroom and a modern 3-piece shower room. Externally enjoying off-road parking for 3/4 vehicles leading to a single garage and a good sized front/rear gardens.

No on-going chain. EPC Rating; 'D'.

- Bridgend Town Centre 4.2 miles
- Cardiff City Centre 24.9 miles
- M4 (J37) 2.9 miles



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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the generous entrance hallway offering a carpeted staircase with iron balustrade to the first floor landing with space for understairs storage.

The light and airy lounge provides carpeted flooring and a large uPVC window to the front elevation overlooking the front garden. The central feature to the room is the traditional marble fire surround and hearth with decorative insert. A courtesy door leads through into the dining room.

The dining room provides ample space for dining furniture, carpeted flooring and opens through into the sitting room.

The sitting room is a further good sized reception room offering versatility and providing a lovely view out onto the rear garden with a uPVC courtesy door providing access onto the garden.

Off from the dining room is a courtesy door leading into the kitchen which has been fitted with a range of traditional wall and base units and complementary laminate work surfaces. A range of freestanding appliances to remain include; an electric freestanding cooker with oven and grill and under-counter fridge/freezer. Plumbing is provided for one appliance. Further benefits include; a stainless steel sink unit with mixer tap and drainer, a uPVC window to the rear elevation and pantry.

A timber glazed door leads through into a rear porch which provides plumbing for utilities and offers a WC. A wide uPVC door provides a access out to the rear garden and leads into the garage.



FIRST FLOOR

The first floor landing provides an airing cupboard which houses the 'Worcester' gas combi boiler, large uPVC opaque window and carpeted flooring.

Bedroom one is located to the front of the property and benefits from distant views over farmland. Offering a fitted wardrobe with hanging rail and shelving.

Bedroom two is another good sized double room with loft hatch providing access to the loftspace; a uPVC window to the rear elevation with views over Margam/Neath Port Talbot and a single fitted wardrobe. Bedroom three is a comfortable single room with a uPVC window to the front elevation and carpeted flooring.

The shower room has been fitted with a modern 3-piece white suite comprising; double corner shower enclosure with sliding glass doors and waterfall/hand-held shower over, large wash-hand basin set within vanity unit and WC. Presenting fully tiled walls and flooring; and a chrome heated towel rail.



18 Moriah Place
Total Area: 127.8 m² ... 1376 ft² (Including Garage)
All measurements are approximate and for display purposes only

GARDENS AND GROUNDS

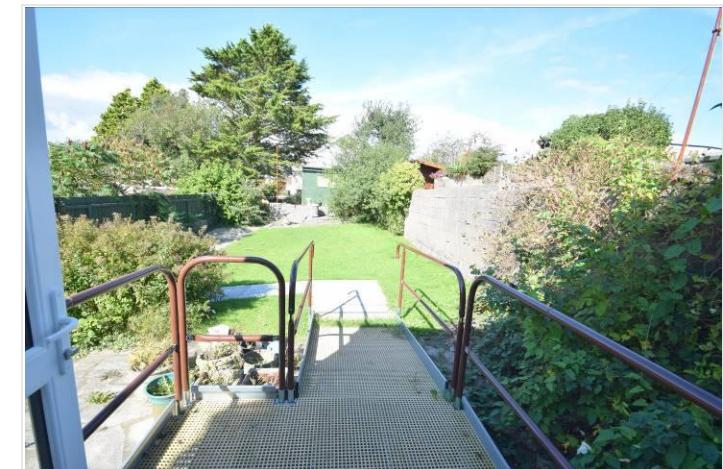
No.18 is approached off the main road through Kenfig Hill onto a large concrete driveway providing off-road parking for 3/4 vehicles leading to a larger than average single garage with manual up and over door and full power supply.

A stepped footpath with hand rail leads to the front door with patio area and the remaining garden is predominantly laid to lawn.

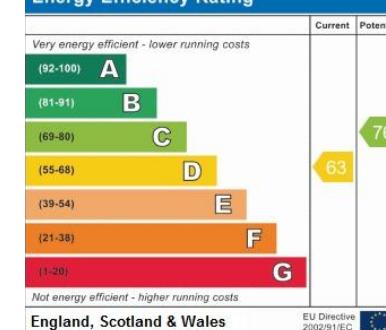
To the rear of the property lies a fully enclosed generous rear garden offering a patio area, lawned section and an abundance of mature shrubs and trees. To the bottom of the garden is a hardstanding for shed/workshop.

SERVICES AND TENURE

All mains services connected. Free hold.



Energy Efficiency Rating



**Bridgend**

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