



15 Waun Bant Road
Kenfig Hill, Bridgend, CF33 6DE



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£215,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this fully renovated throughout spacious three bedroom semi-detached property situated in Kenfig Hill. Within walking distance of all local amenities, shops and schools. Close proximity to Porthcawl Sea Front and a short drive from Junction 37 of the M4. Accommodation comprises: entrance hall, lounge/dining room, kitchen, 4-piece bathroom. First floor landing, main double bedroom with en-suite shower room, two further double bedrooms. Externally enjoying a rear enclosed garden with garage and on-road parking. Being sold with no ongoing chain. EPC Rating "D"

Directions

- Bridgend Town Centre 5.5 miles
- Cardiff City Centre 24.9 miles
- M4 (J37) 0.8 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a uPVC front door leading into the entrance hallway featuring original mosaic tiled flooring and carpeted staircase leading up to the first floor landing. The open plan lounge/dining room is a spacious reception room featuring porcelain tiled flooring, bay fronted window to the front elevation with bespoke fitted shutters, brushed steel plug sockets with USB ports and also benefiting from period radiators and original coving. The kitchen has been comprehensively fitted with a range of shaker style wall and base units and solid wood work surfaces. Integral appliances to remain include oven, grill and microwave, 5-ring gas hob and stainless steel extractor fan and dual bowl sink and integral dishwasher. Space has been provided for a freestanding American style fridge freezer and plumbing has been provided for an appliance. Further benefiting from partially tiled walls, porcelain tiled flooring, spotlighting and window overlooking the side elevation. A courtesy door provides access out onto the rear garden. The downstairs bathroom has been recently fitted comprising of a freestanding bath tub with mixer tap, wall mounted sink, WC and double walk-in shower cubicle with overhead shower. Further features include partially tiled walls, tiled flooring, spotlighting and window to the rear elevation.

FIRST FLOOR

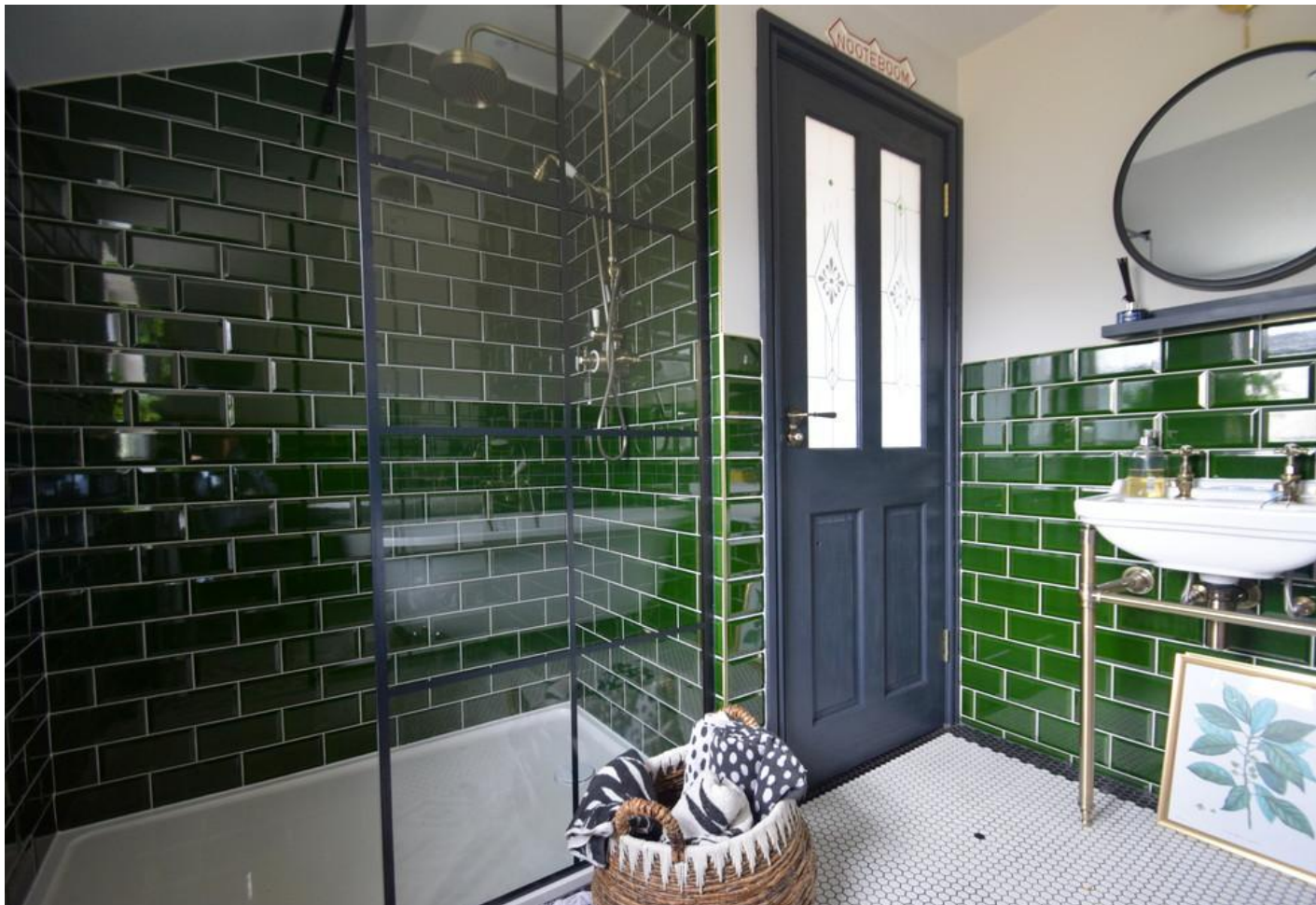
The first floor landing features carpeted flooring and provides access to the loft hatch. Bedroom one is situated to the front of the property and is a spacious double bedroom with carpeted flooring, two windows to the front elevation and ample space for freestanding furniture. Leading into the recently renovated en-suite shower room which has been comprehensively fitted with a 3-piece suite comprising of a walk-in shower cubicle with sliding door, pedestal wash-hand basin and WC. Further features include partially tiled walls, chrome period radiator, tiled flooring and spotlighting. Bedroom two is a further spacious bedroom with carpeted flooring and window to the rear elevation. Bedroom three is a good sized double bedroom with original exposed wood flooring, feature panelled wall and window overlooking the rear garden.

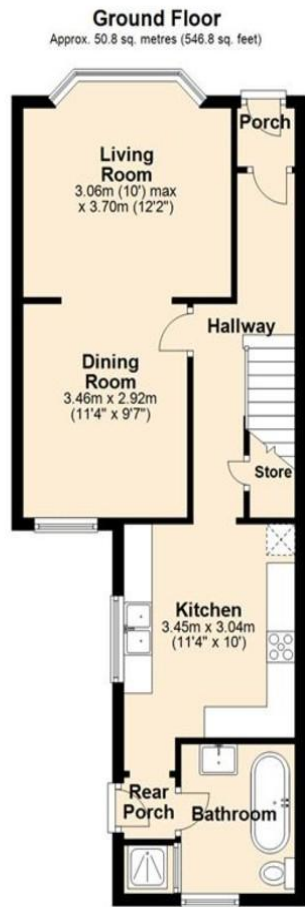
GARDENS AND GROUNDS

No.15 is accessed off Waun Bant Road. To the rear of the property is a private enclosed garden featuring a lawned area with the remainder laid to chippings providing access to the single garage with full power supply and water supply and access onto the rear lane.

SERVICES AND TENURE

All mains services connected. Freehold.

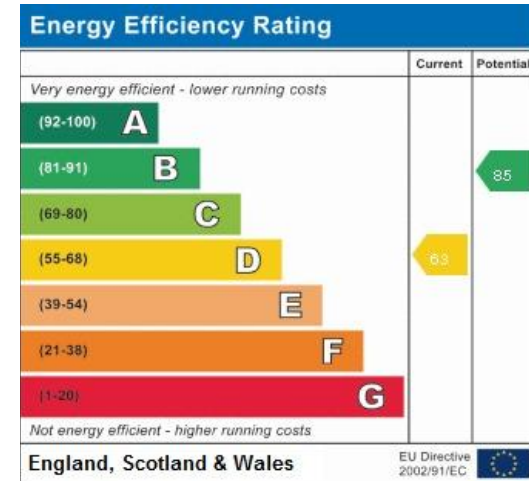




Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

All measurements are approximate and for display purposes only.
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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