



34 Woodlands Park
Kenfig Hill, Bridgend, CF33 6EB



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£235,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this spacious 3 bedroom bungalow situated in Kenfig Hill. Within close proximity to Porthcawl, Bridgend Town Centre, all local amenities, shops and Junction 36 of the M4. Accommodation comprises; entrance hallway, lounge, inner hallway, kitchen, conservatory, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway, single garage and rear enclosed garden. Being sold with no on-going chain. EPC Rating; 'E'

Directions

- Bridgend Town Centre 5.3 miles
 - Cardiff City Centre 26.5 miles
 - M4 (J37) 1.2 miles
-

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

The property is accessed via a partially glazed uPVC front door leading into the entrance hallway with tiled flooring and a large internal storage cupboard. The main living room is a spacious reception room with solid block wood flooring, windows to the front elevation and a central feature gas fireplace set on a slate hearth with exposed stone wall. Leading into the inner hallway which also features another internal storage cupboard and provides access to the loft hatch. Bedroom One is a generous size double bedroom with carpeted flooring, windows to the rear and fitted wardrobes with over-head storage. Also features internal fitted storage and shelving. Bedroom Two is a further double bedroom with laminate flooring, windows to the front elevation and internal built-in storage. Bedroom Three is a comfortable single bedroom with carpeted flooring, windows to the rear and internal built-in storage. The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with over-head shower, pedestal sink and low level WC. Also features windows to the front elevation, tiled walls, tiled flooring with vinyl over-lay and a chrome towel radiator. The kitchen has been comprehensively fitted with a range of wall and base units and work surfaces. Integral appliances to remain; 4-ring electric hob with stainless steel extractor fan over, oven and grill. Space and plumbing has been provided for an appliance and space for a freestanding fridge/freezer. Further features tiled walls, tiled flooring with vinyl over-lay. Also features a fully glazed door leading into the conservatory and windows looking over the conservatory. The conservatory is a further reception room with laminate flooring and a doorway providing access out onto the rear garden.

GARDENS AND GROUNDS

No. 34 is accessed off Woodlands Park. To the front of the property is an enclosed lawned garden surrounded by a range of tall woodland, mature shrubs and flowers. Also benefits from a private driveway with space for multiple vehicles providing access to the single garage with full power supply and electric door.

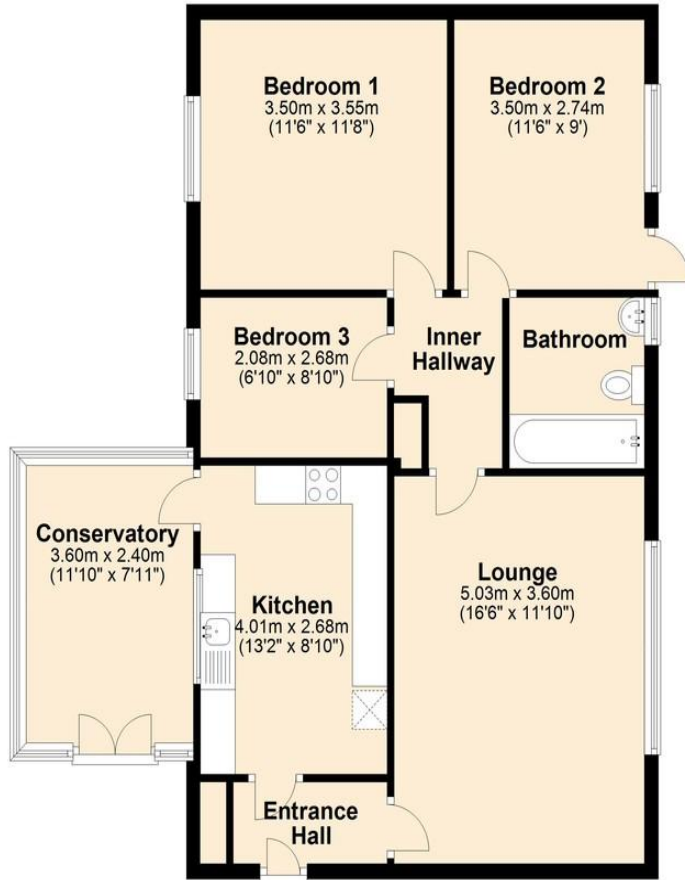
To the rear of the property lies a fully enclosed tiered garden with raised balcony area laid with stone chippings. The rest of the garden is predominantly laid to lawn with a further patio area.

SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor

Approx. 78.9 sq. metres (849.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bridgend

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