



15 Heol Persondy, Aberkenfig
Bridgend, CF32 9RF

WATTS & MORGAN 160 YEARS

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£124,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts and Morgan are pleased to present to the market this Mid-Terraced property located in Aberkenfig offering no on-going chain. Within walking distance to local amenities, schools and close proximity to J36 of the M4. Accommodation comprises; Lounge, Kitchen/Breakfast room. First floor Landing, Two bedrooms and a Bathroom. Externally enjoying a private driveway and a rear garden with patio area. EPC Rating 'D.'

- Bridgend Town Centre 2.5 miles
 - Cardiff City Centre 21.6 miles
 - M4 (J36) 1.8 miles
-

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed composite door into the Lounge offering a carpeted staircase to the first floor Landing, carpeted flooring, ample space for freestanding furniture and a uPVC window to the front elevation.

The Kitchen/Breakfast room has been fitted with a range of traditional wall and base units and vinyl work surfaces. Space and plumbing has been provided for a freestanding cooker and for white goods. Further benefiting from vinyl flooring, tiled splashback, a uPVC window to the rear elevation and a courtesy barn style door provides access to the rear garden. The Kitchen houses the wall mounted combi boiler.

FIRST FLOOR

The Landing offers carpeted flooring and a loft hatch providing access to the loft space.

Bedroom One is a good sized double bedroom offering carpeted flooring, a cupboard for storage and a uPVC window to the front elevation.

Bedroom Two is a comfortable single bedroom offering exposed floor boards and a uPVC window to the rear elevation.

The Bathroom has been fitted with a 3-piece suite comprising; walk-in shower cubicle, wash-hand basin and WC. Further benefiting from vinyl flooring, a heated towel rail and an obscured uPVC window to the rear elevation.

GARDENS AND GROUNDS

No.15 is accessed off the road onto the private driveway with space for one vehicle. The front garden is predominantly laid to lawn and a concrete path provides access to the front door. To the rear of the property lies an enclosed garden with a lawned section and patio area ideal for garden furniture.

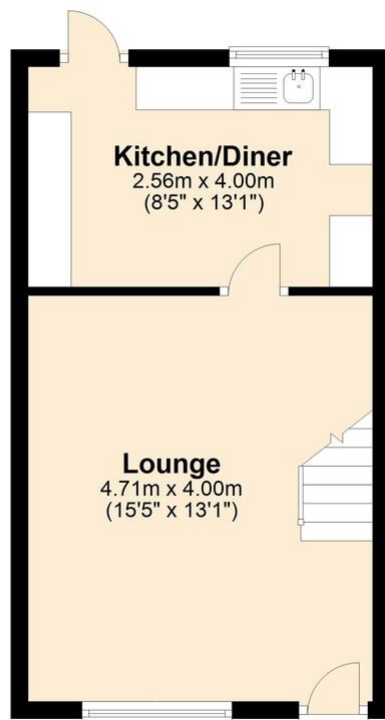
SERVICES & TENURE

All services mains connected. Freehold.



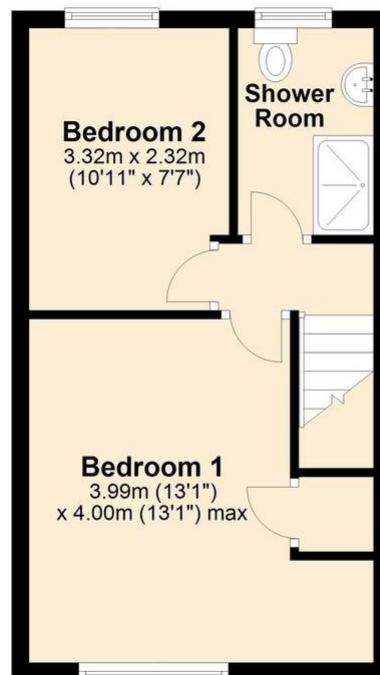
Ground Floor

Approx. 29.4 sq. metres (317.0 sq. feet)

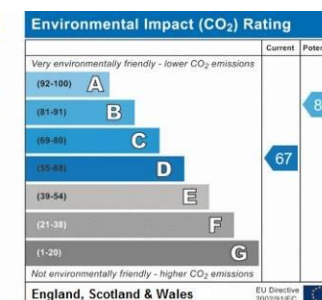
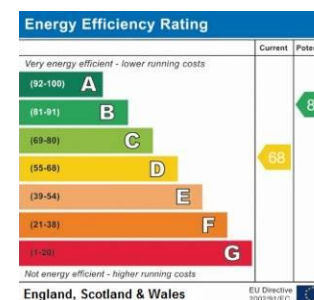


First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)



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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