



24 Pen-Y-Fai Road, Aberkenfig
Bridgend, CF32 9AA

WATTS & MORGAN 160 YEARS

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£185,000 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this spacious three bedroom property in Aberkenfig. Within walking distance to local amenities, schools and in close proximity to J36 of the M4. Accommodation comprises; Entrance Porch, open plan Lounge/Dining room, Kitchen, Utility room & Shower room. First floor Landing, two double bedrooms, a single bedroom & family Bathroom. Externally the property offers on road parking and enjoys a tiered front garden with astro turf and patio sections with steps leading to the front door. To the rear of the property lies a patio area and steps lead up to a garden shed. EPC Rating 'E.'

- Bridgend Town Centre 3.3 miles
 - Cardiff City Centre 21.6 miles
 - M4 (J36) 1.8 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance Porch offering tiled flooring and a timber door provides access into The open plan Lounge/Dining room offering a carpeted staircase to the first floor Landing, solid oak flooring and a gas fire set on a marble hearth and surround with back boiler. Further benefitting from ample space for freestanding furniture, a uPVC bay windows to the front elevation and a uPVC window to the rear elevation and original.

The Kitchen has been fitted with a range of shaker style wall and base units with granite work surfaces. 'Neff' integral appliances to remain include; double oven and grill, 5-ring gas hob with extractor fan over, microwave, dishwasher and fridge. Further features include a one and a half stainless steel sink unit, a uPVC window to the rear elevation, tiled splashback, tiled flooring and a courtesy door provides access into the Utility room which offers additional wall unit and space and plumbing has been provided for white goods.

An opening leads into the shower room offering tiled flooring and an obscured uPVC window to the rear elevation.

FIRST FLOOR

The Landing offers carpeted flooring, a loft hatch giving access to the fully boarded loft space with pull-down ladder, carpeted flooring, a Velux window and power, could be utilised as a home study or additional reception room. Split landing staircase.

The Master bedroom is a good sized double bedroom offering carpeted flooring, a uPVC bay window to the front elevation and ample space for freestanding furniture.

Bedroom Two is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard for storage.

Bedroom Three is a comfortable single bedroom offering carpeted flooring, a uPVC window to the side elevation and a cupboard for storage.

The Bathroom has been fitted with a 3-piece suite comprising; panelled bath, wash-hand basin and WC set within a vanity unit. Further features include tiled flooring, tiled walls, recessed spotlight and a uPVC window to the rear elevation.

GARDENS AND GROUNDS

No.24 is accessed off the road offering on road parking and enjoys a tiered front garden with an astro turf and patio section ideal for garden furniture with steps leading to the front door. To the rear of the property lies a patio area ideal for dining and entertaining and steps lead up to a garden shed.

SERVICES AND TENURE

All mains services connected. Freehold.



