



22 Coronation Street, Aberkenfig,
Bridgend, CF32 9PS

WATTS & MORGAN 160 YEARS

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£175,000 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this substantial three bedroom property located in the village of Aberkenfig. Within walking distance to local amenities and close proximity to road and rail links. Accommodation comprises; entrance porch, hallway, lounge & kitchen/dining room. First floor landing, two double bedrooms, a single bedroom and family bathroom. Externally enjoying on-road parking and a rear lawned garden with rear access offering a garage and a car parking space. EPC Rating "E."

- Bridgend Town Centre 3.4 miles
 - Cardiff City Centre 21.6 miles
 - M4 (J36) 2.1 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door with windows adjacent and above into the entrance porch offering quarry tiled flooring and a courtesy door provides access into the hall way offering laminate flooring and a carpeted staircase to the first floor landing.

The dual aspect lounge is a fantastic sized reception room offering carpeted flooring, uPVC bay windows to the front elevation and a uPVC window to the rear elevation.

The kitchen has been fitted with a range of beech wall and base units with vinyl work surfaces. Integral appliances to remain include; oven and grill and a 4-ring gas hob with extractor fan over. Space and plumbing has been provided for white goods and for a freestanding fridge freezer. Further benefiting from; tiled flooring and uPVC windows to the side elevation. The dining area offers a continuation of tiled flooring, ample space for freestanding furniture, uPVC French doors giving access to the rear garden and a courtesy door provides access to the side elevation.

FIRST FLOOR

The first floor landing offers carpeted flooring, a velux window, a cupboard for storage and a loft hatch giving access to the loft space.

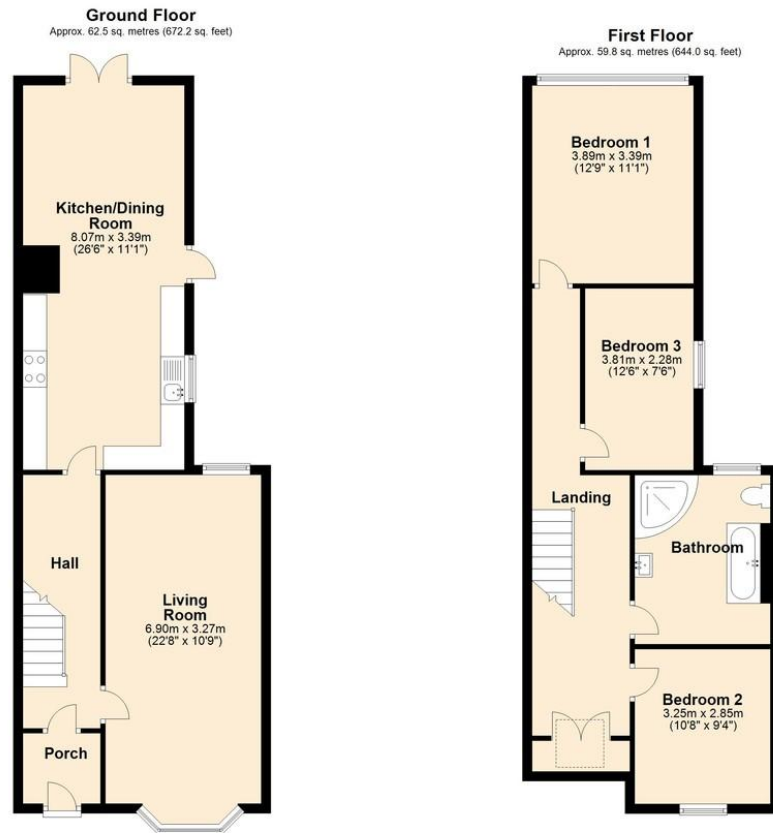
Bedroom One is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding furniture.

Bedroom Two is a further double bedroom offering carpeted flooring, fitted wardrobe space and a uPVC window to the front elevation.

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

The bathroom has been fitted with a 4-piece suite comprising; freestanding roll top bath, corner shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include vinyl flooring, tiled splashback and an obscured uPVC window to the rear elevation. A cupboard houses the combi boiler.





Total area: approx. 122.3 sq. metres (1316.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

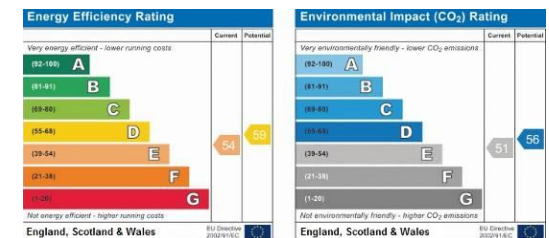
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

To the front of the property is a forecourt style low maintenance garden which is enclosed by a low-level brick wall with wrought iron railings. To the rear of the property lies a patio area ideal for garden furniture and a lawned section. Accessed off Sandfields Road is the garage offering full power supply and car parking space.

SERVICES AND TENURE

All mains services connected. Freehold.



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