



45 Woodlands Park, Kenfig Hill  
Bridgend, CF33 6EB



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£269,950 Freehold

**3 Bedrooms : 1 Bathroom : 1 Reception Room**

Watts & Morgan are pleased to present to the market this immaculately refurbished and renovated three-bedroom detached bungalow situated within a very sizeable and private plot. The stylish accommodation comprises; kitchen/breakfast room, lounge, three bedrooms and family bathroom. Externally the property benefits from a gated front driveway and an exceptionally large rear garden enjoying a southerly aspect and a private outlook. The property is being sold with no ongoing chain. EPC Rating "F."

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- Bridgend Town Centre 7.0 miles
  - Cardiff City Centre 27.7 miles
  - M4 (J37) 2.0 miles
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## Summary of Accommodation

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### ACCOMMODATION

The property is accessed via a uPVC partially glazed door with side panel adjacent into entrance hallway with high gloss porcelain floor tiles and a built-in cloaks cupboard housing the consumer unit.

The kitchen/breakfast room has been fitted with a contemporary range of high gloss wall and base units with roll top marble effect laminate work surfaces and a co-ordinating breakfast bar with space for high stools. Integral appliances to remain includes; oven and grill with a 5-ring gas hob and extractor fan above, microwave, fridge freezer, washing machine and tumble dryer, one and a half bowl matt black sink. The kitchen houses the 'Ideal' combi boiler and further features a uPVC window, a partially glazed door to the side elevation, continuation of porcelain high gloss floor tiles and recessed spot lighting.

The lounge is a sizeable reception room with a uPVC window to the front elevation, porcelain high gloss floor tiles, built-in electric fireplace and space for a wall mounted TV. Further benefitting from ample space for freestanding furniture, recessed spot lighting and built-in surround sound.

An inner Hallway features a built-in cupboard, high gloss porcelain floor tiles, recessed spot lighting and a loft hatch providing access to partially boarded and fully insulated loft space.

The master bedroom is a sizeable double bedroom with a uPVC window to the rear elevation and carpeted flooring.

Bedroom two is a further double bedroom with a uPVC window to the rear elevation, carpeted flooring, fitted wardrobes and ample space for bedroom furniture.

Bedroom three is a comfortable single bedroom with a uPVC window to the side elevation, carpeted flooring and a fitted wardrobes. Currently utilised as a dressing room and offers versatility for it's use.

The family bathroom has been fitted with a 3-piece contemporary white suite comprising; built-in bath with rainfall shower over, a wall mounted wash-hand basin and WC inset within vanity unit. Further featuring a mirrored anti-steam towel radiator, floor to ceiling tiling, a uPVC obscured glazed window to the side elevation.

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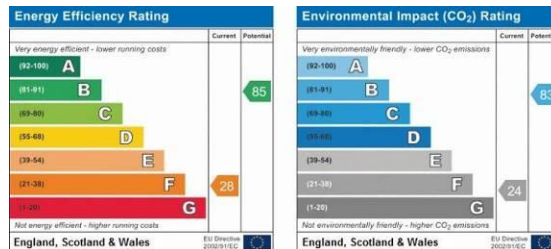
### Ground Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

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



### GARDENS AND GROUNDS

The property is approached at the head of a cul-de-sac onto a sizeable private driveway providing parking for several vehicles. The front of the property is surrounded by timber built high rise fencing and a concrete side driveway. Accessed via both sides of the property is a sizeable rear garden. The garden is predominantly laid to lawn and offers a large hardcore area which is ideal for a patio. Beyond which is a large lawned garden with a pedestrian gate. The garden enjoys a countryside and woodland outlook.

### SERVICES, TENURE & COMMENT

All mains services connected. Freehold. The property benefits from a CCTV system along with external spotlights surrounding the property.



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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