



Croft Coch Road, Kenfig Hill, Bridgend .
CF33 6HA

£174,950



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Three bedroom SEMI DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, downstairs cloakroom, kitchen, studio, first floor bathroom, ample off road parking and DOUBLE GARAGE. Viewing recommended.

£174,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Extended to side offering versatile studio
- Bathroom to the first floor
- Good sized gardens to front and rear, EPC-E
- Double garage and ample off road parking



DESCRIPTION

Introducing this well presented three bedroom semi detached house positioned on a generous sized plot ideal for a family or someone looking to extend the potential is endless. The property is close to local shops and amenities and has good road links to the M4 and A48 and is within a 15 minute drive of the seaside town of Porthcawl.

ENTRANCE

Via PVCu front door into the entrance hall.

ENTRANCE HALL

Spacious entrance hall finished with skimmed and coved ceiling, emulsioned walls, radiator, laminate flooring and PVCu double glazed window to the front. Carpeted staircase leading to the first floor and under stairs storage area.

RECEPTION 1 (13' 0" x 12' 3") or (3.96m x 3.73m)

Skimmed and coved ceiling, emulsioned walls and solid wood flooring. The focal point of the room is the Inglenook style fireplace with solid wood sleeper, tiled hearth, ideal for electric stove fire. Recessed walls, radiator and two PVCu double glazed windows to front of property.

RECEPTION 2 (10' 11" x 10' 0") or (3.33m x 3.04m)

Skimmed and coved ceiling, emulsioned walls, vinyl flooring, recessed walls, radiator and PVCu double glazed window to rear of property.

KITCHEN (7' 9" x 6' 7") or (2.36m x 2.01m)

Skimmed ceiling, emulsioned walls, contemporary tiled splash back areas, laminate flooring and radiator. A range of wall and base units with wood effect work surfaces. Single bowl sink and mixer tap and electric cooker point. Pantry under stairs area with window to side and fully shelved. Door into the out buildings which has been extended.

STUDIO (13' 7" x 8' 1") or (4.14m x 2.47m)

Converted into an ideal studio for versatile use. Skimmed ceiling, emulsioned walls, vinyl flooring, plumbing for sink unit and PVCu double glazed window to rear and door to front, double doors leading utility cupboard housing all the appliances and shelving. Door leading to cloakroom.

CLOAKROOM

Skimmed ceiling, emulsioned walls with one feature papered wall, vinyl flooring and PVCu frosted double glazed window to rear. Two piece suite comprising wall mounted corner wash hand basin and low level w.c.

LANDING

Skimmed and coved ceiling, access into attic which is partially boarded, emulsioned walls, fitted carpet and PVCu frosted tilt n turn window to side.



BATHROOM (6' 4" x 5' 8") or (1.94m x 1.73m)

Skimmed ceiling, fully tiled walls, vinyl flooring and PVCu frosted double glazed window to rear of property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with mixer shower tap, shower screen, curtain and rail.

BEDROOM 1 (13' 0" x 12' 3") or (3.97m x 3.74m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and two PVCu double glazed windows to front of property.

BEDROOM 2 (12' 3" x 9' 11") or (3.73m x 3.02m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property. Cupboard housing the combination boiler.

BEDROOM 3 (8' 10" x 7' 9") or (2.70m x 2.36m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet and PVCu double glazed window to front.

OUTSIDE


Good sized gardens to front and large rear garden mainly laid to lawn, double garage with off road parking for several vehicles. Outside tap.

DIRECTIONS

On entering Kenfig Hill, from the Pyle traffic lights, continue along the main road, head towards traffic lights and take the left turning onto Croft Goch Road where the property can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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