



Maes Llan, Kenfig Hill, Bridgend County.
CF33 6DX

£195,000



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Well presented three bedroom semi detached house located in a cul de sac comprising entrance hall, lounge, KITCHEN/DINER, enclosed rear garden and OFF ROAD PARKING to the front. Viewing recommended.

£195,000 - Freehold

- Modern three bedroom semi detached house
- Kitchen/diner
- Cul de sac location
- Enclosed rear garden
- Driveway parking for two cars, EPC-D
- Viewing recommended



DESCRIPTION

We are pleased to offer for sale this modern and well presented three bedroom semi detached house located at the bottom of a cul de sac. The property is situated in the popular area of Kenfig Hill with easy access to the local amenities in Kenfig Hill. Easy road access to the M4 motorway and Porthcawl Coastal area. Viewing recommended.

ENTRANCE HALL

Via PVCu double glazed door with leaded glass, radiator and laminate flooring.

LOUNGE (14' 3" x 11' 5") or (4.34m x 3.48m)

Overlooking the front of the property via PVCu double glazed window, laminate flooring, under stairs storage cupboard and doorway leading into the kitchen/diner.

KITCHEN/DINER (14' 7" x 10' 1") or (4.45m x 3.07m)

PVCu double glazed window to the rear of the property and tiled flooring to the kitchen area. A range of wall and base units with complementary work surfaces housing a stainless steel sink with shower hose, gas hob with overhead extractor hood and electric oven. Tiling to splash back areas, cupboard housing the combination gas boiler, space for fridge/freezer, plumbing for washing machine and dish washer.

To the dining area are PVCu double glazed French doors leading to the enclosed rear garden and a radiator.

LANDING

Access to loft storage and fitted carpet.

BEDROOM 1 (13' 0" x 11' 8") or (3.96m x 3.56m)

Overlooking the front of the property via PVCu double glazed window, radiator, fitted carpet, storage cupboard and wardrobe.

BEDROOM 2 (9' 0" x 7' 2") or (2.74m x 2.18m)

Overlooking the rear of the property via PVCu double glazed window, radiator and fitted carpet.

BEDROOM 3 (7' 6" x 7' 3") or (2.29m x 2.20m)

PVCu double glazed window to the rear of the property, radiator and fitted carpet.

BATHROOM (6' 4" x 6' 3") or (1.93m x 1.90m)

PVCu double glazed window to the side of the property, ceramic tiled flooring, heated towel rail, extractor fan and tiling to splash back areas. Three piece suite comprising low level w.c. pedestal wash hand basin and bath with rainwater shower head and hand held shower attachment.

OUTSIDE

The rear garden is laid to lawn with a raised decking area and storage shed. Timber gate gives access to the driveway.

The front garden is laid to lawn with pathway leading to the main entrance and driveway parking for two cars.




NOTE

We have been informed that the property is freehold however we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(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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