



Riverside, Aberkenfig, Bridgend County.
CF32 9DA

£315,000



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Three bedroom DETACHED house located in a sought after location within the village of Aberkenfig. The property briefly comprises to the ground floor; entrance hall, downstairs w.c. lounge, KITCHEN/DINER and CONSERVATORY. To the first floor are three bedrooms and family shower room. Beautiful garden to the rear with log cabin. Sold with no onward chain.

£315,000 - Freehold

- Three bedroom detached house
- Sought after location within the village of Aberkenfig
- Downstairs w.c.
- Contemporary fitted kitchen
- Conservatory, EPC - D / Council tax - D
- Driveway and garage



DESCRIPTION

We are pleased to introduce for sale with no ongoing chain this three bedroom detached house situated within a peaceful cul-de-sac location boasting views over the River Ogmore. The property is situated within the village of Aberkenfig which is well served with local shops, schools and amenities. The property is conveniently positioned for quick and easy access to Tondy train station, McArthur Glen Designer Outlet, the M4 corridor as well as Bridgend town centre. The property has been finished to a high specification by its current owners and benefits from a contemporary fitted kitchen/family room, downstairs w.c. conservatory and log cabin to the rear. Internal viewing is highly recommended to appreciate all this family home has to offer.

ENTRANCE

Via PVCu door with frosted glass panel through to the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling with feature ceiling rose and light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the side of the property. Staircase leading to the first floor and wooden flooring.

DOWNSTAIRS W.C. (4' 11" x 2' 11") or (1.50m x 0.88m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, extractor fan, tiled flooring and PVCu frosted double glazed window overlooking the side of the property. Two piece suite in white comprising low level w.c. and wash hand basin with storage beneath and tiling to the splash back.

LOUNGE (16' 4" x 15' 2") or (4.99m x 4.63m)

Measurement narrow to 3.59m. Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property with fitted vertical blinds and wooden flooring. Under stairs storage area and doorway leading through to the kitchen/diner.

KITCHEN/DINER (18' 6" x 11' 11") or (5.64m x 3.62m)

Skimmed and emulsioned ceiling with two sets of ceiling lights, skimmed and emulsioned walls, two sets of modern vertical radiators and PVCu double glazed window overlooking the rear of the property with views over the River Ogmore. A contemporary fitted kitchen in high gloss white with coordinating Quartz work surfaces. Integrated appliances include; inset sink with drainer and shower mixer tap, coffee machine, electric hob with overhead stainless steel feature extractor fan, double oven, dishwasher and microwave. Space for American fridge/freezer, breakfast bar with space for stools and a continuation of the wooden flooring. Square opening leading into the conservatory and PVCu stable door with glass panel leading into the lean-to.

CONSERVATORY (10' 6" x 9' 9") or (3.20m x 2.97m)

Centre ceiling light, PVCu double glazed surrounding windows set on a dwarf walls which are skimmed and emulsioned, two wall lights and radiator. PVCu double glazed French doors leading out to the rear patio and a continuation of the wooden flooring.

LEAN-TO

Emulsioned walls, tiled flooring, two PVCu doors with glass panels leading to the front and rear of the property and Internal PVCu door leading into the garage.



LANDING

Via stairs with fitted carpet and wooden balustrade. Skimmed and emulsioned ceiling with ceiling light, smoke detector, access to the loft and fitted carpet. PVCu double glazed window overlooking the side of the property and fitted airing cupboard.

BEDROOM 1 (14' 3" max x 11' 1" max) or (4.34m max x 3.37m max)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property with views over the adjacent green. Fitted wardrobes and fitted carpet.

BEDROOM 2 (11' 11" x 10' 0") or (3.62m x 3.06m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property with views over the River Ogmore and the adjacent fields.

BEDROOM 3 (7' 1" x 6' 4") or (2.15m x 1.94m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property with fitted vertical blinds. Over stairs storage and fitted carpet.

SHOWER ROOM (8' 1" x 8' 0") or (2.47m x 2.45m)

Skimmed and emulsioned ceiling with ceiling light and extractor fan, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the rear of the property and vertical radiator. Three piece suite in white comprising low level w.c. inset wash hand basin with vanity and walk in shower cubicle with overhead rainfall shower and glass screen. Thermo plastic tiled flooring.

OUTSIDE

Beautiful rear garden with areas laid to patio, artificial turf and pathway leading down to a composite decked area which sits at a slight elevation looking out onto the River Ogmore which is ideal for garden furniture and entertaining. There is a log cabin with power and lighting, laminate flooring and social seating area and bar, but can offer a versatile space.

The front of the property is laid to lawn with mature shrubs and planting to the side of the driveway leading down to a garage with up and over door.

GARAGE

Pitched roof, power and lighting, housing the gas fired boiler and up and over door to the front.

DIRECTIONS

On entering Aberkenfig take a left turning onto Bridgend Road and take the first left onto Riverside where the property can be found within the cul-de-sac.


NOTE

There is a Japanese Knotweed eradication programme in place.

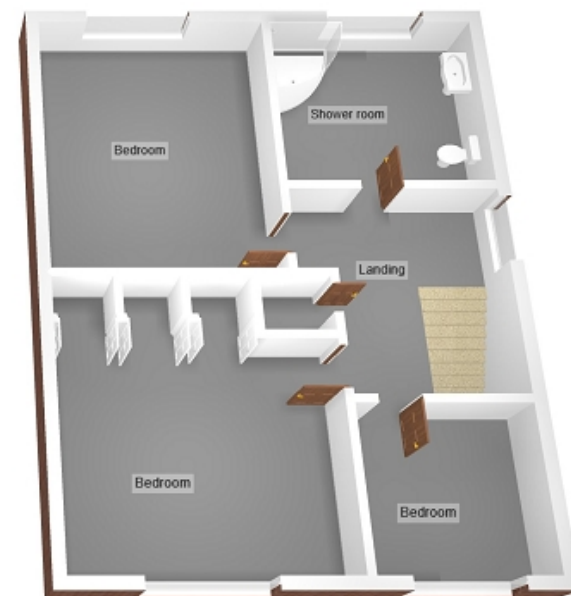


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (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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