

Payton  
Jewell  
Caines



High Street, Kenfig Hill, Bridgend County.  
CF33 6DU

£225,000

**PJC** PAYTON  
JEWELL  
CAINES

# High Street, Kenfig Hill, Bridgend County. CF33 6DU

Fully refurbished house comprising entrance porch, lounge, open plan kitchen / diner, utility, bathroom, 3 bedrooms, shower room and enclosed rear garden with countryside views. Off road parking and large store. NO ONWARD CHAIN.

**£225,000 - Freehold**

- Recently renovated three bedroom property
- Generous open plan kitchen/diner plus utility
- Downstairs bathroom/ Upstairs shower room
- Good sized enclosed rear garden with views of Margam Park
- Three double bedrooms
- Sold with no ongoing chain/ EPC, council tax band - B



## DESCRIPTION

Fully refurbished house comprising entrance porch, lounge, open plan kitchen / diner, utility, bathroom, 3 bedrooms, shower room and enclosed rear garden with countryside views. Off road parking and large store. NO ONWARD CHAIN.

Situated within the village of Kenfig Hill and close to local shops, food outlets and salons as well walking distance of primary and secondary schools. The M4 at Junction 37 is within a 5 minute drive and Margam Country Park is close by.

### Key Features:

3 double bedrooms

Downstairs bathroom and upstairs shower room

Open plan kitchen / diner

Good size enclosed rear garden with views

Off road parking

NO ONWARD CHAIN

## ENTRANCE

Via part frosted glazed PVCu front door with side frosted glazed panel into the inner hallway finished with emulsioned ceiling, recessed spot lights, emulsioned walls, skirting and wood effect floor.

## LOUNGE (20' 4" max x 15' 9") or (6.20m max x 4.80m)

Overlooking the front of the property via PVCu double glazed window with fitted Venetian blind and finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and wood effect floor. Door leading to stairs leading to first floor. Door leading to open plan kitchen/diner.

## OPEN PLAN KITCHEN/DINER (15' 1" x 11' 10") or (4.60m x 3.60m)

Overlooking the side via PVCu double glazed window and a part glazed PVCu door finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and a marble style ceramic tiled floor. A range of low level and wall mounted grey high gloss units with chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer. Integrated electric oven with five ring gas hob and overhead extractor hood. Space for fridge/freezer. Ample space for dining table and chairs. Cupboard housing wall mounted Baxi gas fired combination boiler. Door through into the utility.

## UTILITY

PVCu window overlooking the rear, emulsioned ceiling and walls, skirting and a continuation of the marble effect floor. Roll top work surface with plumbing below for washing machine and space for tumble dryer. Door through to downstairs bathroom.

## DOWNSTAIRS BATHROOM

PVCu frosted glazed window to the rear, emulsioned ceiling, recessed LED spot lights, wall mounted extractor, ceramic tiled walls and flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with over bath plumbed shower with hand attachment, rainwater head and a side glazed privacy screen.



## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage with a pull down ladder.

### BEDROOM 1 (15' 9" x 7' 7") or (4.80m x 2.30m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

### BEDROOM 2 (14' 1" x 8' 4") or (4.30m x 2.55m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and fitted carpet.

### BEDROOM 3 (13' 1" x 8' 2") or (4.00m x 2.50m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling and walls, skirting and a fitted carpet.

## FAMILY SHOWER ROOM

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, wall mounted heated towel rail, ceramic tiled walls and flooring. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, large walk in shower cubicle with sliding glazed door housing a wall mounted electric shower.


## OUTSIDE

Enclosed rear garden enclosed by close board fence, laid to patio with a rear elevated area of chipped stone and benefiting from beautiful views over to Margam Park. Rear courtesy door leading to side storage. Side storage measures 1.90m x 6.80m.

Front forecourt laid to patio with room for off road parking for one vehicle.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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