

7 Church Street  
Aberkenfig  
Bridgend County  
CF32 9AU

£215,000



- Three Bedroom Semi Detached Property
- Spacious Lounge / Diner
- Kitchen / Breakfast Room With Appliances
- Conservatory
- Downstairs WC
- Family Bathroom With Shower
- Presented To A High Standard
- Ideally Located for Amenities and Commuting
- Viewing Highly Recommended



Ref: PRA10485

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*\*PRESENTED TO A HIGH STANDARD\*\*\*** We are pleased to offer for sale this beautifully presented three bedroom semi detached property in the popular Village of Aberkenfig, close to local amenities and access to Junction 36 of the M4 Motorway. The ground floor consists of entrance hallway, cloakroom / WC, lounge / dining room, fitted kitchen / breakfast room and conservatory. To the first floor: three bedrooms and the family bathroom. Outside you have gardens to front and rear. Church Street is within easy access of McArthur Glen, Bridgend town centre and the Princess of Wales Hospital. To appreciate the standard of presentation we would recommend an early viewing, call 01656 750764.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door into hallway. Skimmed walls and ceiling with feature dado rail. Laminate flooring. Carpeted staircase off to first floor. Under stairs storage area. Door leading to cloakroom. Radiator. Door leading to lounge.



### Cloakroom/w.c

Tastefully presented a two piece suite in white which includes a WC and wash hand basin fitted into vanity unit. Half tiled walls. Skimmed walls and ceiling with down lights. Extractor.



### Lounge/Diner (23' 2" x 12' 10") or (7.05m x 3.92m)

A spacious room with UPVC double glazed window to the front with blinds to remain. Slimmed walls and ceiling with coving. Wood laminate flooring. Vertical radiator. The focal point of the room is a marble mantle piece with inset electric fire. Sliding door into conservatory.



### Kitchen/ Breakfast Room (15' 2" x 10' 0") or (4.63m x 3.04m)

A beautiful fitted kitchen finished in a high gloss which includes a range of wall and base units to include inset draws, coordinating work surfaces. Stainless steel sink with mixer taps. Integrated electric oven with gas hob and extractor over. Integrated fridge, freezer, washing machine and tumble dryer. Skimmed ceiling with spot lights. Tiled floor. UPVC double glazed window to rear and front with blinds to remain and door to side of property. Radiator. Space for a breakfast table and chairs. Loft access.

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### Conservatory (11' 6" x 9' 2") or (3.50m x 2.79m)

Sliding patio doors from lounge into a white UPVC double glazed conservatory with glass roof and French doors out onto rear garden.



### Landing

Skimmed walls and ceiling with access to loft and feature dado rail. UPVC double glazed window to side. Fitted carpets. Doors leading to all first floor rooms.



### Master Bedroom (11' 10" x 11' 3") or (3.60m x 3.43m)

Situated to the rear of the property with artex and coved ceiling. UPVC double glazed window with blinds to remain and radiator under. Laminate flooring. Fitted wardrobes with combination boiler housed within one of the cupboards.



### Bedroom Two (11' 3" x 11' 0") or (3.43m x 3.36m)

Situated to the front of the property with artex and coved ceiling. UPVC double glazed window with blinds to remain and radiator under. Fitted carpets.



### Bedroom Three (9' 3" x 7' 9") or (2.83m x 2.37m)

Situated to the front of the property with artex and coved ceiling. UPVC double glazed window with blinds to remain and radiator under. Fitted carpets.



## Bathroom (6' 2" x 5' 6") or (1.89m x 1.67m)

A three piece suite in white which includes a panelled bath with shower and screen, a vanity unit with built in WC and wash hand basin. Fully tiled walls and floor. Vertical heated towel rail. Skimmed ceiling with lights. UPVC obscure double glazed window with blind to remain.



## Garden

An established rear garden which had a patio area, block paving. Path in the centre of the garden with lawn each side. Small garden shed to remain (large shed is being taken). Access via the side to the front of the property.

The front of the property has a gate to the path leading to front door. The front garden is laid to turf.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D57

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C





GROUND FLOOR

FIRST FLOOR

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*