

6 Swn Yr Aderyn  
Kenfig Hill  
Bridgend  
CF33 6GA

£169,999



- End Terrace Property with 360 tour
- Two Generously Sized Bedrooms
- Spacious Lounge/Diner With Access To Rear Garden
- Fitted Modern Kitchen
- Enclosed Rear Garden With Side Access
- Allocated Parking To Front Of Property
- Conveniently Situated To Train Station, Schools & Amenities
- Ideal For First Time Buyers
- Short Distance to M4 Junction 37, Ideal For Commuting
- Early Viewing's Recommended, Call Today On 01656 750764

**Ref: PRA10813**

Viewing Instructions:



## General Description

**\*\* Two-Bedroom End of Terrace Home in a Quiet Cul-de-Sac \*\***

Daniel Matthew Estate Agents are delighted to offer to the market this modern two-bedroom end of terrace property which offers an ideal opportunity for first time buyers.

The accommodation comprises: welcoming hallway, modern kitchen and spacious lounge/diner with access to the rear garden. To the first floor, two generously sized bedrooms and a well-appointed family bathroom.

Externally, the property benefits from off-road parking to the front and a spacious rear garden which is perfect for relaxing or entertaining. The property is conveniently situated, this home offers excellent access to the M4 at Junction 37 (Porthcawl), with Pyle train station just a short distance away and local amenities including schools, a doctor's surgery and Asda supermarket. Viewing's are highly recommended to appreciate this ideal home for first time buyers, contact a member of our team on 01656 750764.

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## Accommodation



### Hallway

Enter via composite door to hallway, comprising plain ceiling, coving, plain walls, tiled flooring, radiator, stairs to first floor, doors leading to ground floor rooms.



### Kitchen (9' 5" x 7' 5") or (2.88m x 2.25m)

UPVC double glazed window to front aspect with blinds. Matching wall and base units with integrated gas hob and electric oven with extractor hood over, stainless steel sink/drainer, plumbing for washing machine and integrated fridge/freezer. Plain skimmed ceiling and walls with tiling to splash back areas, Ceramic tiled flooring.



### Lounge/Diner (14' 0" x 11' 6") or (4.27m x 3.50m)

A spacious nicely presented room with UPVC double glazed patio doors leading to rear garden, skimmed plain ceiling with coving, plain walls, laminated flooring, radiator.





## Landing

Plain ceiling, access to loft, plain walls, fitted carpet, doors leading to first floor.



## Bedroom One (11' 6" x 8' 7") or (3.51m x 2.62m)

UPVC double glazed window to rear aspect with blinds and radiator under. Plain skimmed ceiling and walls, Fitted carpet.



## Bedroom Two (9' 6" x 8' 4") or (2.90m x 2.53m)

UPVC double glazed window with blinds to front aspect and radiator under. Built in wardrobes, plain skimmed ceiling and walls. Fitted carpet.



## Bathroom (6' 3" x 5' 5") or (1.90m x 1.66m)

UPVC obscured double glazed window. Plain skimmed ceiling and fully tiled wall and floor. Panelled bath with over head shower and shower curtain, pedestal wash hand basin, low level WC. Heated towel rail.



## Outside

Front- Parking for two vehicles, decorative gravel, side access.

Rear - Low maintenance garden, laid to patio and turf. Fully enclosed fenced boundaries with access to the front.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

Tenure

We are informed that the tenure is Freehold

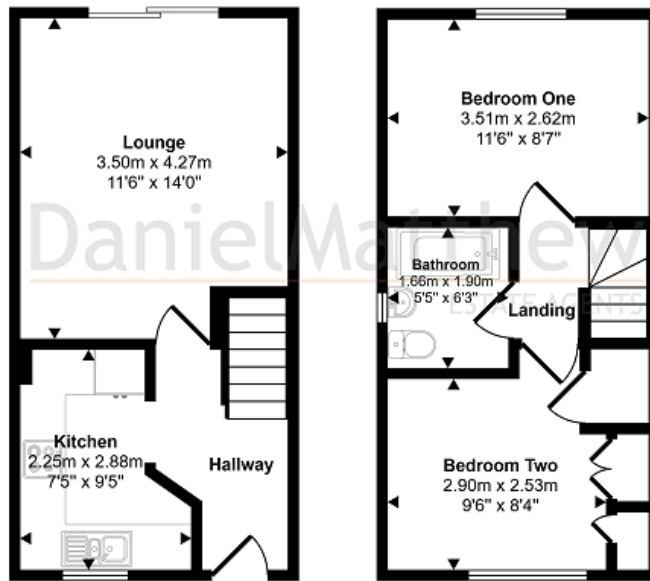
Council Tax

Band C





Approx Gross Internal Area  
51 sq m / 553 sq ft



Ground Floor  
Approx 26 sq m / 278 sq ft

First Floor  
Approx 26 sq m / 276 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*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.*