

8 The Crescent
Aberkenfig
Bridgend
CF32 9PU

£269,950



- SEMI DETACHED PROPERTY
- THREE GENEROUS BEDROOMS
- TWO VERSATILE RECEPTION ROOMS AND OPEN PLAN KITCHEN/FAMILY ROOM
- DOWNSTAIRS SHOWER ROOM & MODERN BATHROOM
- WELCOMING ENTRANCE HALLWAY
- AMPLE DRIVEWAY AND SINGLE GARAGE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- NO GOING CHAIN
- TASTEFULLY RENOVATED THROUGHOUT
- VIEWING'S ARE HIGHLY RECOMMENDED, PLEASE CALL 01656 750764 TO BOOK YOUR APPOINTMENT

Ref: PRA11002

Viewing Instructions: Strictly By Appointment Only



General Description

*** IMPRESSIVE THREE BEDROOM SEMI DETACHED PROPERTY ** NO CHAIN **

Daniel Matthew Estate Agents are pleased to offer to the market this beautifully presented three bedroom semi detached property nestled in a quiet cul-de-sac location in the sought after area of Aberkenfig. This property has been tastefully renovated throughout and is ready to move straight into making it an ideal home for families/first time buyers.

Property offers to the ground floor, welcoming entrance hallway, generous living spaces including two reception rooms, open plan kitchen/family room and downstairs shower room. To the first floor, bright and airy landing, three generous bedrooms and family bathroom.

Further benefits are excellent outdoor space offering ample driveway to the front for several vehicles and single garage, side gate leading to enclosed low maintenance rear garden, ideal for hosting for family/friends.

The property boasts from modern features throughout, combines space, style, and convenience in a desirable location, making it a fantastic opportunity for growing families or those looking to settle in a well-connected and friendly community. Viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation



Entrance Hallway

Enter via UPVC obscured door into bright and airy hallway, plain ceiling, plain walls, LVT flooring, staircase to first floor, under stairs storage, wall mounted grey column radiator, doors leading into;-



Reception Room One (13' 7" x 10' 11") or (4.15m x 3.33m)

UPVC double glazed obscured bay fronted window, plain ceiling, plain walls, LVT flooring, grey column radiator. An ideal versatile room for relaxing.



Reception Room Two (13' 3" x 10' 8") or (4.05m x 3.24m)

Plain ceiling, plain walls, LVT flooring, grey column radiator, log burner, opening into Kitchen/Family Room.



Open Plan Kitchen/Dining/Family Room (10' 8" x 16' 11") or (3.24m x 5.15m)

UPVC double glazed French doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, Two velux windows, plain ceiling with spot lights, plain walls, LVT flooring, a range of matching wall and base units with complimentary Quartz worksurfaces, composite sink with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, integrated fridge/freezer, washing machine and dishwasher.



Downstairs Shower Room (9' 5" x 6' 0") or (2.88m x 1.82m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, tiled splashback, LVT flooring, column heated towel rail, storage cupboard housing combination boiler, two piece suite comprising modern shower cubicle with mains overhead shower and low level WC.



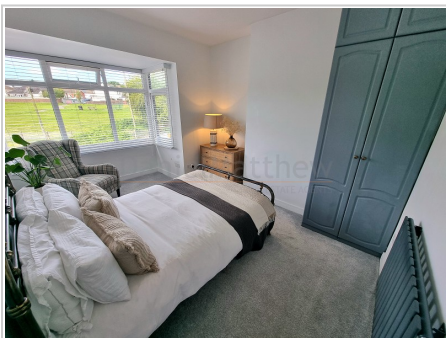
Landing

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, fitted carpet, doors leading to all first floor rooms.



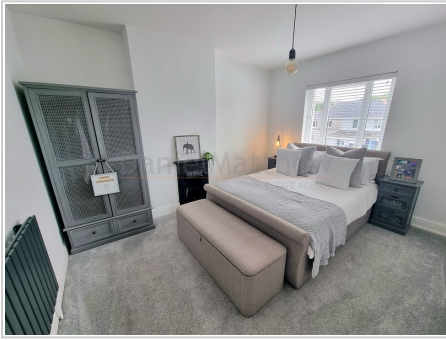
Bathroom (7' 2" x 6' 4") or (2.19m x 1.94m)

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, freestanding bath, grey column radiator.



Bedroom One (14' 1" x 10' 3") or (4.29m x 3.12m)

UPVC double glazed bay fronted window, plain ceiling, plain walls, fitted carpet, grey column radiator, built in fitted wardrobes.



Bedroom Two (12' 11" x 11' 1") or (3.94m x 3.39m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, column grey radiator.



Bedroom Three (7' 6" x 7' 2") or (2.28m x 2.19m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, grey column radiator.

Garage (17' 3" x 10' 6") or (5.25m x 3.19m)

Single Garage, up and over door, power and lighting. Door leading to rear garden.



Outside

Front - Brick boundaries and mature shrubs, stone chippings laid, offering ample parking for several vehicles, side gate giving access to rear garden.

Rear - Fenced boundaries, a lovely decked area ideal for relaxing and hosting for family/friends, artificial grass area, pathway leading to single garage and side access.

Services

Mains electricity, mains water, mains gas, mains drainage

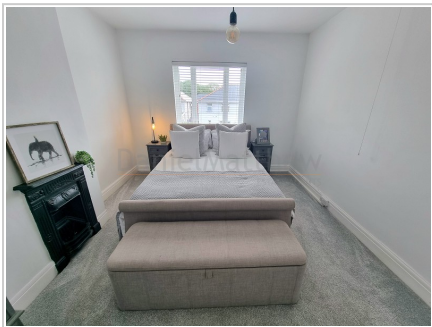
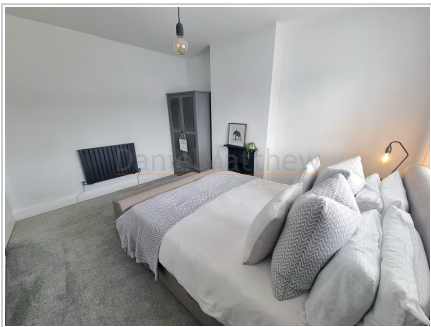
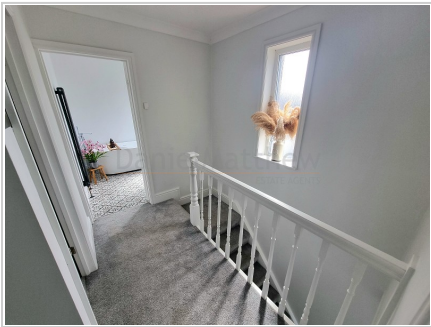
EPC Rating: D55

Tenure

We are informed that the tenure is Freehold

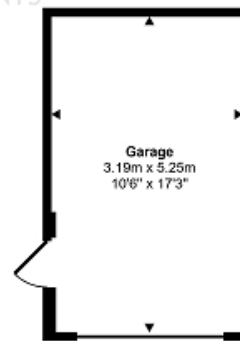
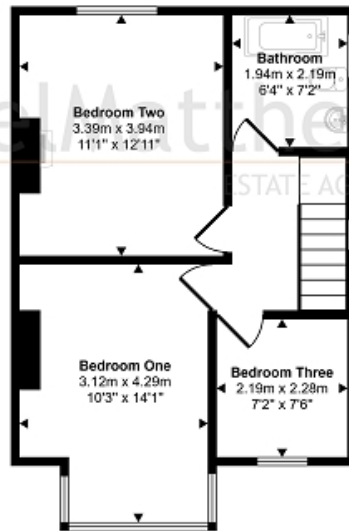
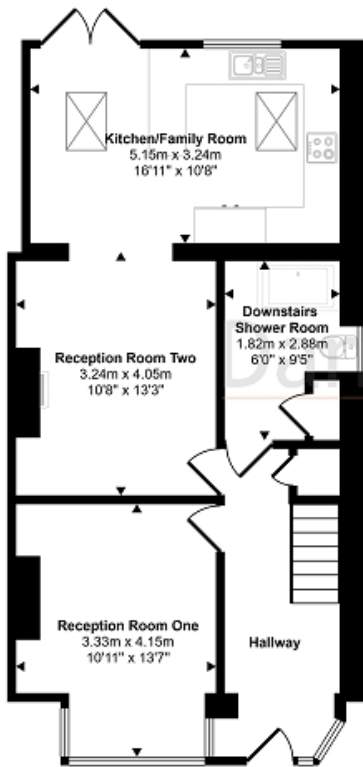
Council Tax

Band C





Approx Gross Internal Area
123 sq m / 1326 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.