

5 The Crescent
Aberkenfig
Bridgend
Bridgend County
CF32 9PU

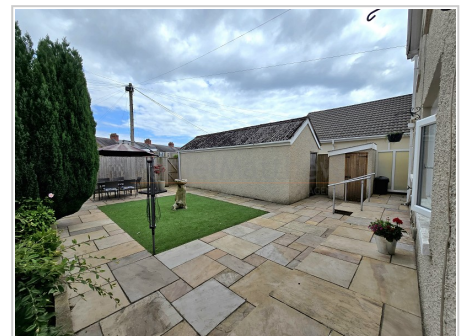
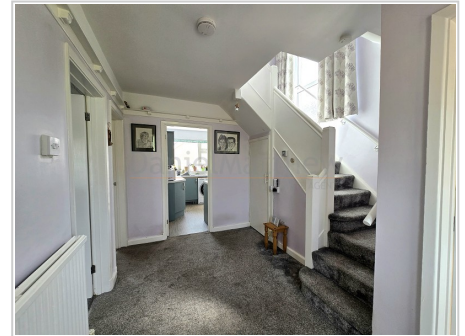
£269,950



- Large Three Bedroom Detached Property
- Two Separate Reception Rooms
- Downstairs Cloakroom / WC
- Upstairs Modern Shower Room Plus Separate WC
- Three Double Bedrooms
- Gated Large Driveway & Tandem Garage
- Low Maintenance Well Presented Rear Garden
- Quiet Position Top Of A Cul De Sac
- Pleasant Outlook In A Lovely Location
- Easy Access to M4, Schools & Amenities

Ref: PRA11006

Viewing Instructions: Strictly By Appointment Only



General Description

THREE DOUBLE BEDROOM DETACHED HOME WITH LARGE GARAGE Daniel Matthew are pleased to offer to the market this spacious three bedroom detached property nestled in a quiet cul-de-sac location over looking the park in the sought after area of Aberkenfig. This property has been upgraded within the last six years and is ideal for a family. The property offers to the ground floor, a welcoming large entrance hallway, two separate reception rooms, fitted kitchen and cloakroom/WC. To the first floor, bright and airy landing, three generous bedrooms, shower room with separate WC. The attic is spacious with velux window, boarded, insulated and ladder. Further benefits are a gated large driveway to the front for several vehicles and tandem garage to rear. The private garden is maintenance free and ideal for relaxing and entertaining. Walking distance to schools and amenities and a few minutes drive to the M4 at junction 36.

Accommodation

Entrance Porch (5' 2" x 2' 6") or (1.58m x 0.75m)

Enter via UPVC doors into porch. Door leading to hallway.



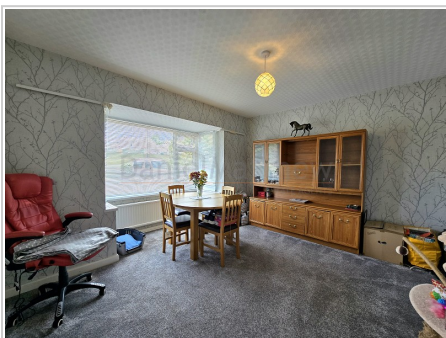
Hallway (12' 5" x 7' 3") or (3.78m x 2.21m)

The impressive hallway is spacious with fitted carpets and staircase off to first floor. Radiator. Under stairs storage. Doors off to all ground floor rooms.



Cloakroom/w.c (5' 1" x 3' 4") or (1.56m x 1.02m)

A two piece suite in white to include a WC and sink built into a vanity unit. Skimmed walls and ceiling with tiled floor. Radiator. Obscure UPVC double glazed window.



Dining Room (13' 7" x 12' 8") or (4.15m x 3.87m)

Situated to the front of the property with papered walls and ceiling. Fitted carpets. Box walk in bay window with blinds and radiator under.



Lounge (12' 11" x 12' 7") or (3.93m x 3.84m)

Situated to the rear of the property with a UPVC double glazed window over looking the garden. Papered and coved ceiling with three skimmed walls and one tongue and groove. Fitted carpets. Radiator. The focal point of the room is the mantle piece with electric fire.



Kitchen (9' 3" x 9' 3") or (2.82m x 2.81m)

A modern nicely presented kitchen which over looks the rear garden via a UPVC double glazed window. The kitchen comprises of a range of wall and base units to include inset draws and coordinating work surfaces with a stainless steel one a half own sink with mixer taps. Plumbing for washing machine and space for tumble dryer. Cooker with canopy extractor over. Tiling to splash back areas. Space for tall fridge freezer. Vinyl flooring. Door leading to outer porch.



Rear Porch (5' 7" x 3' 10") or (1.70m x 1.18m)

Rear porch off the kitchen which is UPVC with doors giving access to the front and rear of the property with antiglare roof. Tiled floor.



Landing

This light and airy landing is spacious and has a large obscure UPVC double glazed window to side elevation. Fitted carpets. Access to loft via a pull down ladder. The loft has a light and has been insulated and boarded and offers excellent additional space. Doors off to first floor rooms.



Bedroom One (12' 8" x 12' 0") or (3.85m x 3.65m)

Situated to the front of the property giving a lovely outlook over the public open space via a UPVC double glazed window with blinds to remain and radiator under. Emulsioned walls and ceiling. Fitted carpets.



Bedroom Two (12' 8" x 11' 9") or (3.85m x 3.59m)

Situated to the rear of the property giving a pleasant outlook over the garden via a UPVC double glazed window. Emulsioned walls and papered ceiling. Fitted carpets. Radiator.



Bedroom Three (9' 11" x 7' 9") or (3.03m x 2.37m)

Situated to the front of the property giving a lovely outlook over the public open space via a UPVC double glazed window with blinds to remain and radiator under. Emulsioned walls and ceiling. Fitted carpets.



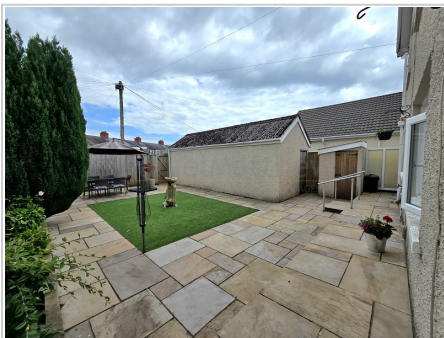
Shower Room (8' 2" x 6' 6") or (2.49m x 1.99m)

A high specification shower room that is situated to the rear of the property with a obscure UPVC double glazed window with a fitted roller blind, emulsioned ceiling with down lights, ceramic tiles to the wall and tile effect vinyl flooring. Two piece suite comprising wash hand basin with chrome mixer tap built into a vanity unit, large walk in shower with glass screen and hand held shower and rainwater head. Heated chrome towel rail. Generous fitted storage cupboard.



Upstairs W/C (5' 1" x 2' 5") or (1.55m x 0.74m)

Separate WC in white. Obscure UPVC double glazed window. Emulsioned walls and ceiling. Vinyl tiled floor.



Garden

A well maintained enclosed private rear garden giving rear lane access. The garden is an ideal space for relaxing and entertaining. A concrete shed. Personnel door leading to the large garage. Outside taps to front and rear. Access to the front.

The front of the property has a large paved gated driveway giving excellent space for off road parking.



Garage (25' 5" x 9' 2") or (7.75m x 2.79m)

This generous garage is accessed from the garden or the rear lane.



View

The front of the property has a lovely outlook over the park and public open space. The property is situated on a no through road which reduces the amount of transport in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

Tenure

We are informed that the tenure is Freehold

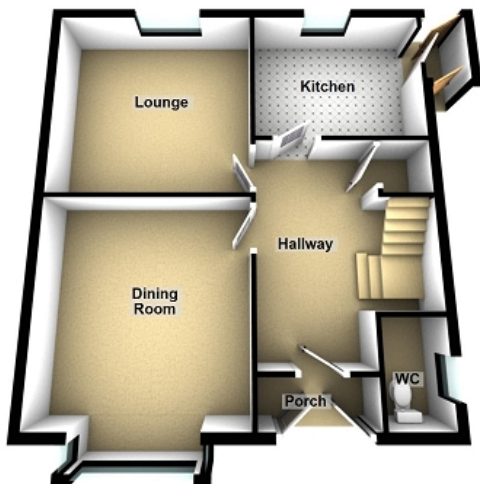
Council Tax

Band D





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.