



£160,000
freehold

**Bridgend Road,
Aberkenfig CF32 9BG**

- EPC Rating: D
- Four Bedroom
- Ground Floor Shower Room
- Generous Size
- Kitchen/Diner





About The Property

A four bedroom detached property offered for sale in the popular area of Aberkenfig. The property is situated within close proximity to local schools, shops and the M4. Internally the property comprises of lounge, kitchen/diner, conservatory, utility area and shower room to the ground floor. To the first floor are three bedrooms plus family bathroom. To the outside of the property is an area laid to artificial grass and a further area laid to decking. Viewing recommended - to book your appointment please call Peter Alan Bridgend on 01656 657201 or book your appointment online 24/7 at www.peteralan.co.uk.

Peter Alan - Bridgend

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Entrance

Accessed via gated courtyard.

Lounge

14' 4" x 21' 4" (4.37m x 6.50m)
Solid wood flooring. Two uPVC double glazed windows.

Kitchen/diner

22' 4" x 11' 11" (6.81m x 3.63m)

Kitchen Area

Fitted with a matching range of wall and base units with worktop space over. Inset stainless steel sink. Space for range cooker. Tiled flooring.

Dining Area

Laminate flooring. Storage cupboard.

Conservatory

Access to garden.

Utility Room

Space for washing machine and tumble dryer.

Shower Room

Fitted with a three piece suite comprising of wash hand basin, wc and shower cubicle.

Landing

Access to all bedrooms and bathroom.

Master Bedroom

13' 1" x 11' 1" (3.99m x 3.38m)
Fitted carpet. uPVC double glazed window.

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)
Fitted carpet. uPVC double glazed window.

Bedroom Three

8' 9" x 10' 5" (2.67m x 3.17m)
Fitted carpet. uPVC double glazed window.

Bedroom Four

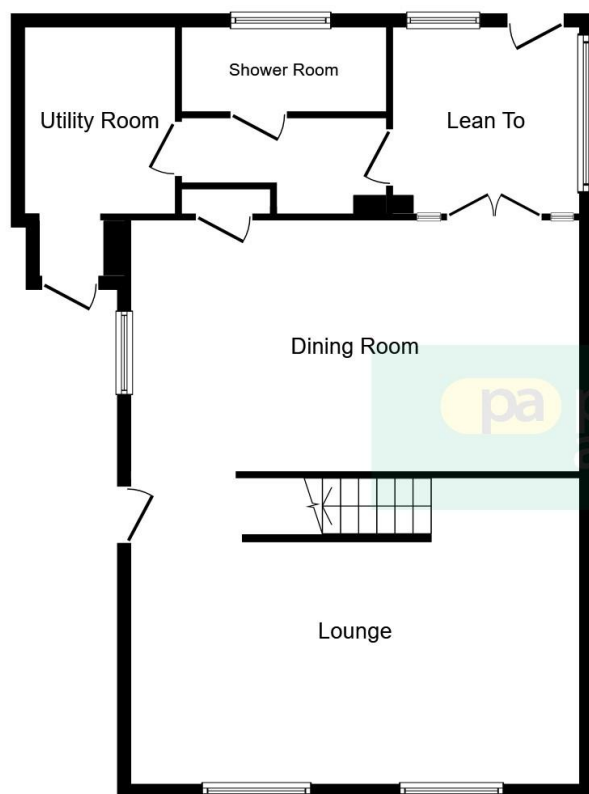
11' 3" x 6' 9" (3.43m x 2.06m)
Fitted carpet. uPVC double glazed window.

Bathroom

Fitted with a three piece suite comprising of wash hand, wc and bath. uPVC double glazed window.

Rear Garden

To the outside of the property is an area laid to artificial grass and a further area laid to decking.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.