



**Bridgend Road,
Aberkenfig CF32 9BG**

- EPC Rating: C
- Two Bedrooms
- No On Going Chain
- Ideal Investment Opportunity or FTB
- Well Presented Throughout





About The Property

A well presented property situated in the village of Aberkenfig which gives easy access to shops, restaurants and a train station in Tondur. With the above in mind we feel this would be an excellent first time buy or even a buy to let investment opportunity. The accommodation briefly comprises: Lounge/diner opening to a kitchen/breakfast to the ground floor. To the first floor there are two bedrooms and a family bathroom. To the rear of the home there is an enclosed garden with a block built workshop/shed. Book your appointment in 24/7 online at peteralan.co.uk.

Accommodation



Lounge/diner

21' 1" x 14' 2" max (6.43m x 4.32m max)
Upvc entrance door with a double glazed insert, upvc double glazed window to front, laminate flooring, stairs to the first floor with storage underneath, open plan to:

Kitchen/breakfast Room

12' plus recess x 12' 4" max (3.66m plus recess x 3.76m max)
Fitted with a matching range of base and wall units with worktop space over, stainless steel sink unit with mixer tap, built in cooker and hob, space for fridge/freezer, washing machine and tumble drier, laminate flooring, small upvc double glazed obscure window to rear, upvc double glazed window to rear, upvc door with glass insert to garden, wall mounted gas combination boiler.

Landing

Fitted carpet, access to loft, access to bedrooms and bathroom.

Bedroom One

13' 4" max x 10' 2" (4.06m max x 3.10m)
Upvc double glazed window to front, fitted carpet.

Bedroom Two

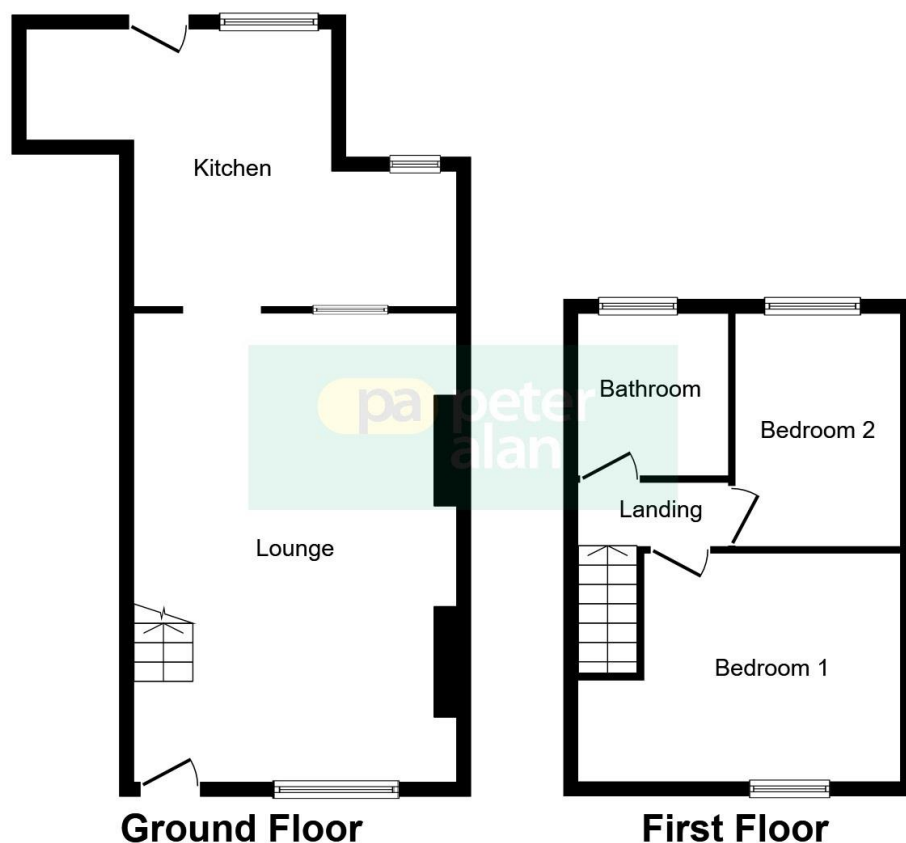
10' 5" x 7' (3.17m x 2.13m)
Upvc double glazed window to front, fitted carpet.

Bathroom

Fitted with a three piece suite comprising wash hand basin, bath with shower over and W.C. Upvc double glazed obscure window to rear, tiled splashbacks and vinyl flooring.

Outside

To the rear of the property there is an enclosed garden which is mainly laid to lawn with a block built workshop/storage outbuilding.



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

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