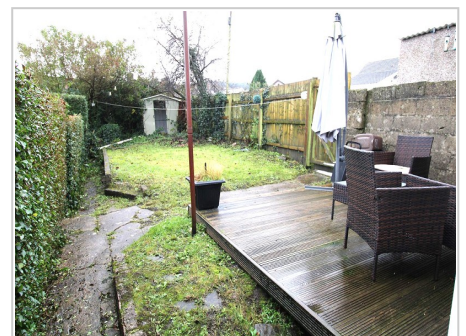
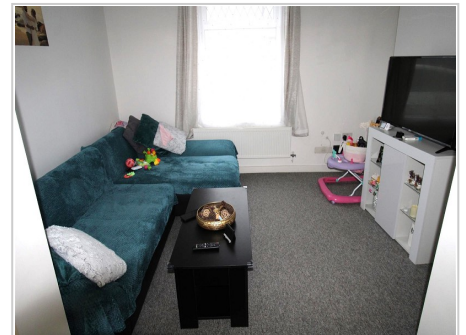


2 East Street  
Aberkenfig  
Bridgend  
Bridgend County.  
CF32 9BH

159,995



- Modernized Three Bedroom End of Terrace Property
- uPVC Double Glazing Windows
- Gas Central Heating from Combi Boiler
- Pedestrian Side Access to Rear Garden
- Internal Viewing Highly Recommended



## Viewing Instructions: Strictly By Appointment Only

### General Description

Gareth L Edwards Ltd is pleased to offer this three bedroom end of terrace property located in this popular Village to the West of Bridgend. Aberkenfig is a small Village with a range of high street shops, plus other facilities and amenities including being on the cusp of Tondy Retail Park. Located just off Junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet, Tondy & Sarn shuttle railway stations are also close at hand. The property is an end of terrace with gas fired central heating from a combination boiler, uPVC double glazing and a range of floor coverings including carpet and tiles. There is a rear garden with side pedestrian access. Parking is on street. The property was renovated and modernised about 6 years ago and an internal viewing is highly recommended.

The property comprises: - GROUND FLOOR: - Entrance; Hallway; Lounge through Dining Room; Kitchen/Breakfast Area; Family Bathroom. FIRST FLOOR: - Landing; Master Bedroom and Two further bedrooms. OUTSIDE: - Rear Garden.

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### Accommodation

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#### Ground Floor

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##### Entrance

via uPVC double glazed front door with glass bevelled detail.

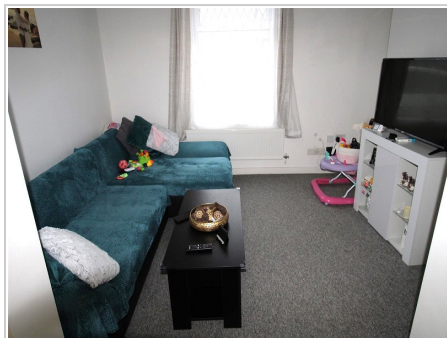


##### Hallway

Skimmed ceiling, radiator, fitted carpet, thermostat for central heating, carpeted staircase leading to the first floor.

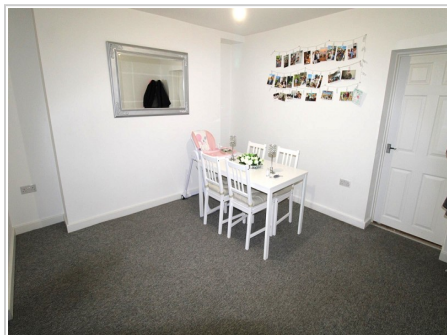
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#### Open Plan Lounge/Dining Room



##### Lounge Area (12' 7" x 9' 9") or (3.84m x 2.96m)

uPVC double glazed window to the front, skimmed ceiling, fitted carpet, recesses either side of the original chimney breast with fireplace recess, radiator, boxed arch into:-

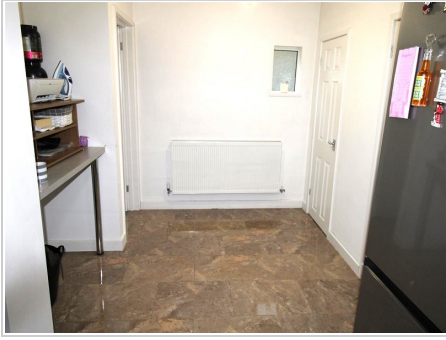


##### Dining Area (13' 0" x 11' 4") or (3.96m x 3.46m)

into recess either side of the original chimney breast. Skimmed ceiling, radiator, carpet.

## Kitchen/Breakfast Room (15' 9" x 9' 6") or (4.81m x 2.90m)

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### Breakfast Area

Skimmed ceiling, uPVC double glazed obscure panel to the side, radiator, tiled floor, breakfast bar recess, door leading into an understairs store/cloaks cupboard.

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### Kitchen Area

Range of fitted kitchen units in a navy and chrome theme which include an inset single drainer stainless steel sink unit set in work surface areas, range of floor cupboards incorporating drawer units, inset four ring ceramic hob with electric under oven, tiled splashback, range of wall cupboards, chrome extractor hood, space for fridge-freezer, space and plumbing for washing machine, tiled floor, skimmed ceiling, uPVC double glazed window and door out onto a lean-to.

Door from the breakfast area leading into a generous bathroom.

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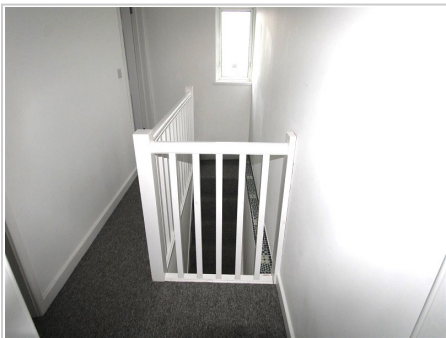
### Family Bathroom (8' 6" x 7' 8") or (2.60m x 2.34m)

Three-piece white suite comprising of a panelled bath, vanity wash hand basin, low level WC, splashback from bath, electric shower over bath with a shower screen, splashback to wash hand basin complimenting the tiles to the floor, uPVC double glazed obscure glazed window to the rear, extractor fan, skimmed ceiling, radiator.

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## First Floor

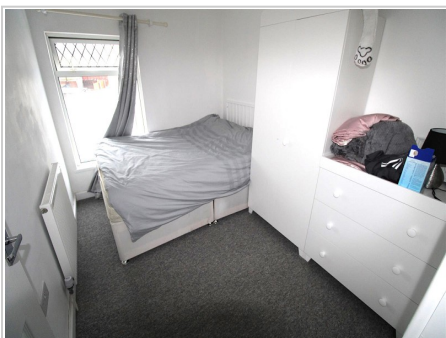
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### Landing

uPVC double glazed obscure window to the rear, skimmed ceiling, loft access, balustraded landing with carpet.

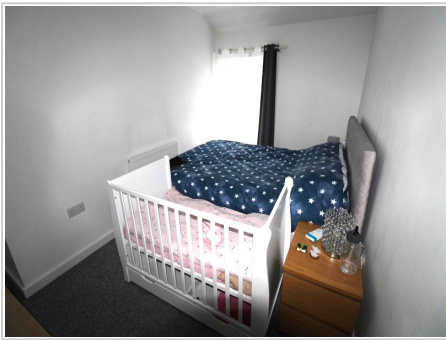
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### Master Bedroom (12' 11" x 7' 9") or (3.94m x 2.35m)

Skimmed ceiling, uPVC double glazed window to the front, fitted carpet, radiator.

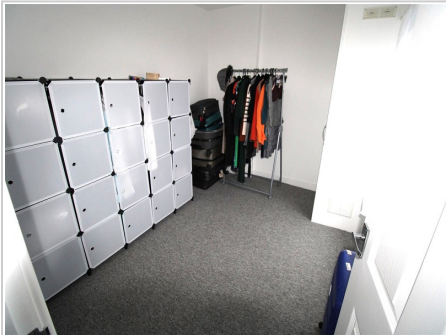
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### Bedroom 2 (10' 6" x 8' 5") or (3.20m x 2.57m)

Skimmed ceiling, radiator, fitted carpet, uPVC double glazed window to the rear.

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### Bedroom 3 (10' 0" x 7' 7") or (3.04m x 2.30m)

uPVC double glazed window to the front, skimmed ceiling, fitted carpet, radiator.

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## Outside

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### Front

On street parking.

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### Rear

Enclosed laid to lawn with established hedging and panel fencing with a pedestrian gate to a concrete path, raised decking area.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:42

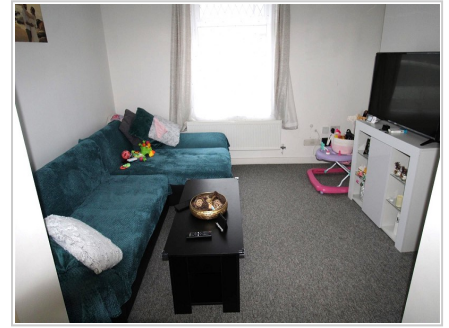
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

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