



Swn Yr Aderyn offers in the region of £350,000

- Popular Kenfig Hill location
- Private driveway with off-road parking
- Electric vehicle charging point
- Solar panels
- Positioned on a generous corner plot
- Warm, cosy, and welcoming atmosphere
- EPC Rating: A



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About the property

Lovingly maintained by its current owners, this charming property has been a much-loved family home and is presented in cosy, move-in-ready condition. Boasting spacious and versatile rooms throughout, the home provides the perfect setting for modern family living.

To the front, a private driveway provides ample off-road parking and benefits from an electric vehicle charging point, while the property's solar panels offer an energy-efficient addition to help reduce running costs.

Inside, the well-proportioned accommodation is flooded with natural light, creating a comfortable and inviting environment. The generous living spaces are complemented by four good-sized bedrooms, providing ample room for growing families, home working, or visiting guests.

Occupying a desirable corner plot, the property also benefits from a good-sized private garden, offering the perfect space for outdoor entertaining, children's play, or simply relaxing and enjoying the peaceful surroundings.



Accommodation

Lounge

14' 7" x 10' 2" (4.45m x 3.10m)

Kitchen/Dining Room

22' 8" x 10' 7" (6.91m x 3.23m)

W.C

Office/Gym

15' 9" x 7' 8" (4.80m x 2.34m)

Bedroom 1

Irregular Shaped Room 12' 8" maximum x 12' 2" maximum (3.86m maximum x 3.71m)

En Suite

4' 11" x 4' 11" (1.50m x 1.50m)

Bedroom 2

12' 9" x 11' 3" (3.89m x 3.43m)

Bedroom 3

11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom 4

10' 2" x 5' 8" (3.10m x 1.73m)

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

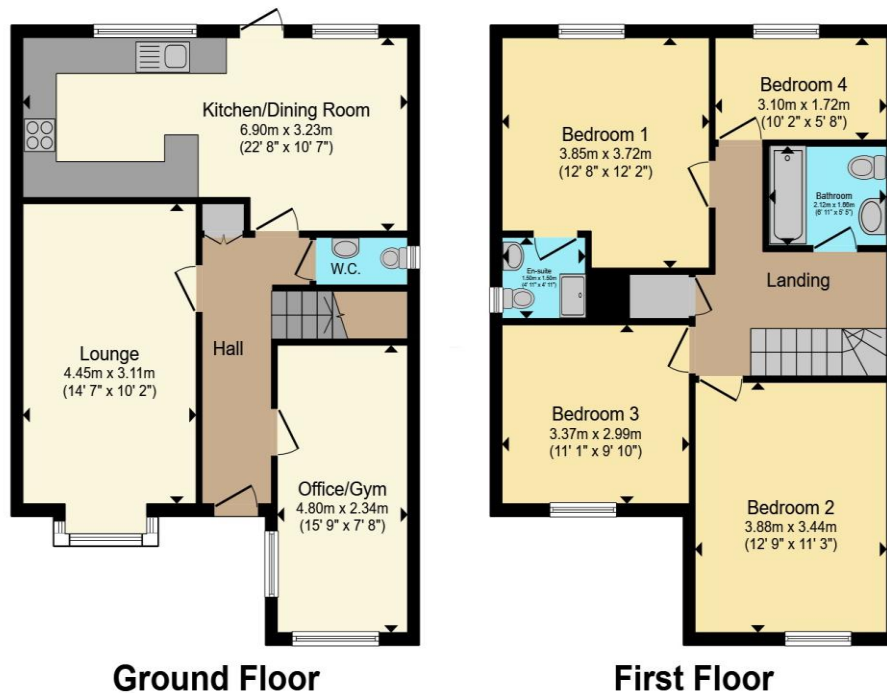
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks, once these have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 120.5 m² (1,297 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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