

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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64 South View, Kenfig Hill, Bridgend, Bridgend County. CF33 6DG



Offers In Region Of **£215,000**

Main Features

- Traditional 3 bed detached bungalow
- Requiring modernisation
- Larger than average South facing plot
- Lounge/ dining room
- Shower room
- Front, side and rear gardens
- Detached garage, 3 car driveway, workshop and greenhouse
- Approximately 0.6 miles from the Village Centre, 2 miles from the M4 at Junction 37
- 3 miles from Kenfig Nature Reserve and 6 miles from the Coastline at Rest Bay Porthcawl
- Council Tax Band: C. EPC: E

General Information

TRADITIONAL 3 BEDROOM DETACHED BUNGALOW, BENEFITTING FROM A LARGER THAN AVERAGE SOUTH FACING PLOT, SIDE, FRONT AND REAR GARDENS, 3 CAR DRIVEWAY, DETACHED GARAGE, DETACHED WORKSHOP AND HUGE POTENTIAL!

A popular location which is convenient for countryside lanes and village centre. Approximately 0.6 miles from the Village Centre, 2 miles from the M4 at Junction 37, 3 miles from Kenfig Nature Reserve and 6 miles from the Coastline at Rest Bay Porthcawl.

This home has accommodation that requires modernisation, comprising hallway, kitchen, lounge/ dining room, inner hallway, shower room and 3 bedrooms.

Externally there are front, side and rear gardens, detached garage, 3 car driveway, workshop and greenhouse.
The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Porch

Sliding aluminium patio door to front. Window to side. Tiled floor. Main entrance door to

Hallway

Door to porch. Built-in cloaks cupboard. Fitted carpet. Coving.

Kitchen

uPVC double glazed window and aluminium door to side. A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Integral oven, eye level grill, hob and extractor hood. Space for fridge freezer. Radiator. Wood panelled ceiling. Plumbed for washing machine.

Lounge/Dining Room

uPVC double glazed bay window to front. Radiator. Coal effect gas fire with back boiler. Alcove. Fitted carpet with parquet wood flooring beneath (condition not verified). Wall and ceiling lights.

Inner Hallway

Loft access. Fitted carpet. Airing cupboard. Coving. Access to bedrooms and

Shower Room

uPVC double glazed window to side. Close coupled WC. Pedestal hand wash basin and double shower cubicle with electric shower. Tiled walls. Radiator. Fitted carpet. PVC clad ceiling with inset spotlights.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted carpet. Built-in wardrobe.

Bedroom 2

uPVC double glazed patio doors to rear garden. Fitted wardrobe. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to side. Radiator. Fitted carpet. Coving.

EXTERIOR

The property stands on a larger than average plot with gardens to front side and rear as follows..

Front Garden

Laid to two lawns. Mature hedging. Variety of shrubs. Gated pathway to right hand side, leading to rear garden. Pathway to left hand side, leading to side and rear gardens. Double width driveway with parking for three cars.

Detached Single Garage

Brick built. Up and over door. Electric light and power points.

Side Garden

Landscaped garden laid with paved patio and lawn. Variety of mature shrubs. Ornamental trees. Raised stone built, planting areas. Water tap. Floodlight. Aluminium framed greenhouse.

Detached Workshop

Double entrance doors. Windows to sides. Electric light and power points.

Rear Garden

Laid to lawns and vegetable patch. Apple tree.

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Gas

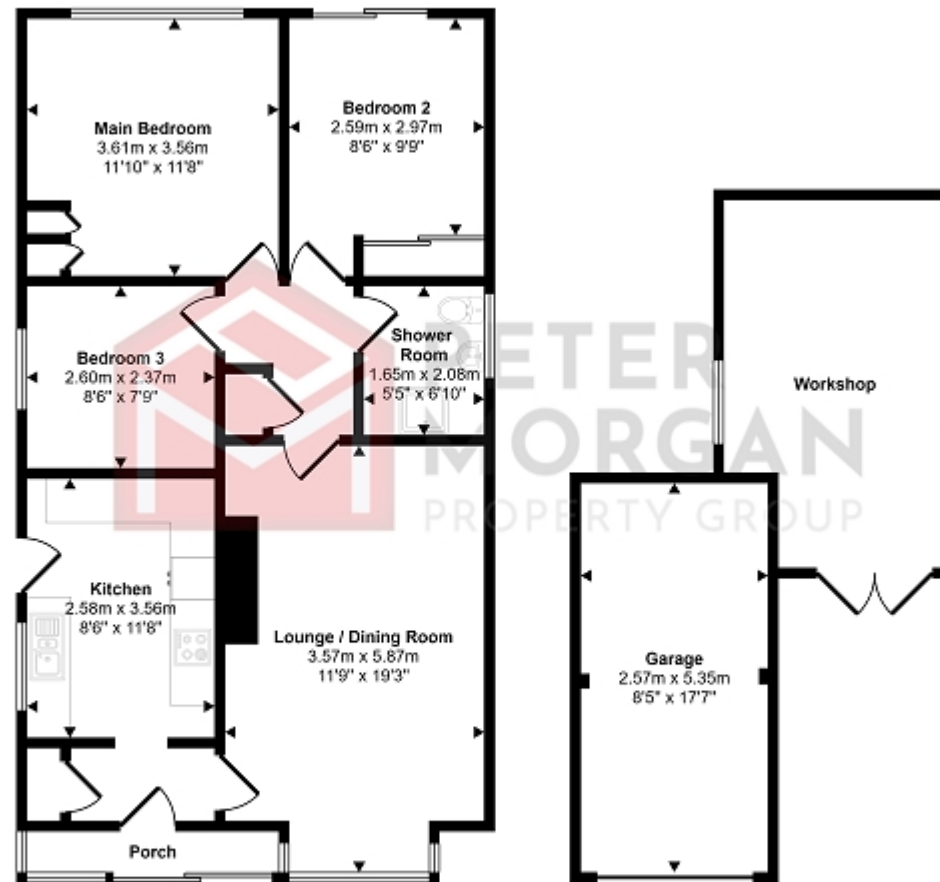
Tenure Freehold








Approx Gross Internal Area
102 sq m / 1085 sq ft



Ground Floor
Approx 73 sq m / 788 sq ft

Garage/Workshop
Approx 29 sq m / 307 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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