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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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The Willows, 15 Swn Yr Afon, Kenfig Hill, Bridgend, Bridgend County. CF33 6AJ



PETER MORGAN

Offers In Region Of **£475,000**

## Main Features

- Detached and versatile 4 double bedroom chalet style bungalow
- Approximately 4-5 acres of land (to be verified)
- Detached garage with office and carport with 4 bays
- 3 stables/ kennels/ storerooms, 2 driveways
- Full width conservatory
- Bathroom and first floor shower room
- Situated in a private cul-de-sac of individual self build homes within 1 mile of Kenfig Hill Village centre
- Approximately 2 miles from the M4 at Junction 37, 6.5 miles from the coastline at Rest Bay
- uPVC DG and Combi GCH
- Council Tax Band: E. EPC: C

## General Information

DETACHED VERSATILE 4 DOUBLE BEDROOM CHALET STYLE BUNGALOW WITH APPROXIMATELY 4-5 ACRES OF LAND (NOT VERIFIED), DETACHED DOUBLE GARAGE WITH OFFICE, LARGE CARPORT WITH 4 BAYS, 3 STABLES/ KENNELS/ STORE ROOMS, TWO DRIVEWAYS, FULL WIDTH CONSERVATORY AND MORE!!

This home is situated in a private cul-de-sac of individual self build homes within 1 mile of Kenfig Hill Village centre. Approximately 2 miles from the M4 at Junction 37, 6.5 miles from the coastline at Rest Bay and 5.5 miles from Margam Country Park.

The accommodation comprises ground floor hallway, lounge, conservatory, kitchen, utility room, family bathroom, and 2 double bedrooms (one currently used as a sitting room). First floor family shower room and 2 double bedrooms.

Externally there is a large amount parking at front and rear. Detached double garage, stables, carport, gardens and adjoining land at rear.

This home benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Hallway

uPVC double glazed double doors providing main entrance to property. Spindled and carpeted staircase to 1st floor. Tiled floor. Radiator. Plastered walls. Textured and coved ceiling.

### Kitchen/Breakfast Room

uPVC double glazed window to rear. Fitted shaker style kitchen finished with cream doors. Wood effect worktops with upstands and tiled splashbacks. Breakfast bar. Vertical, pull-out larder unit. 1 1/2 bowl composite sink unit with mixer tap. Plumbing for washing machine. Multifuel Rangemaster cooking range with double oven, grill, pan store, five ring gas hob and hot plate, set in brick recess. Tiled floor. Radiator. Plastered walls. Textured and coved ceiling.

### Utility Room

uPVC double glazed door and window to side. Base unit with worktop. Tiled floor. Space for American style fridge freezer and tumble dryer. Textured and coved ceiling.

### Lounge

uPVC double glazed French doors with matching full length side panels to conservatory. Marble fireplace with inset woodburning stove. Fitted carpet. Wall and ceiling lights. Radiator. TV connection. Plastered walls and ceiling. Coving and ceiling rose. Telephone and Internet connection points.

### Conservatory

uPVC double glazed windows and French doors. Brick base. Polycarbonate roof. Tiled floor. Radiator. TV connection. Power points. Fan light.

### **Family Bathroom**

uPVC double glazed window to side. Three-piece traditional suite in white comprising close coupled WC, pedestal hand wash basin and metal bath. PVC clad walls. Tiled floor. Radiator. Textured and coved ceiling. Wall mounted cabinets.

### **Bedroom 4/ Sitting Room**

uPVC double glazed window to front. Venetian, blind. Tiled floor. Radiator. Plastered walls. Textured and coved ceiling. TV connection.

### **Bedroom 3**

uPVC double glazed window to front. Venetian blind. Fitted wardrobe and bedside cabinets. Fitted carpet. Plastered walls. Textured and coved ceiling.

## **FIRST FLOOR**

### **Landing**

Two sets of double doors, leading to linen and storage cupboards. Fitted carpet. Carbon monoxide detector. Plastered walls. Textured ceiling. Double glazed skylight window.

### **Bedroom 1**

uPVC double glazed window to front. Fitted wardrobes and bedside cabinets. Fitted carpet. Radiator. Plastered walls. Textured ceiling.

### **Bedroom 2**

uPVC double glazed window overlooking rear courtyard, land and open woodland aspect. Fitted wardrobes and bedside cabinets. Door to attic eaves. Fitted carpet. Loft entrance. Radiator. Plastered walls. Textured ceiling.

### **Family Shower Room**

Double glazed skylight window to side. Fitted three-piece suite in white comprising close coupled WC, pedestal hand wash basin and shower cubicle with electric shower and PVC splashbacks. Cushion flooring. Plastered walls. Textured ceiling. Radiator.

## **EXTERIOR**

### **Front Garden**

Tiered and landscaped to front garden, laid with decorative stone and raised planting beds. Block built boundary walls. Three sets of outdoor power points. Tarmac and concrete driveway to the right hand side of property for four cars. Concrete pathway and gate to left-hand side of property. Left-hand driveway access with farm gate to rear courtyard, garage and adjoining land.

### **Rear Courtyard And Garden**

Concrete and brick laid rear courtyard with sizable parking for approximately 10-14 cars. Rear garden laid to lawn. Block paved patio. Lantern lighting. Farm gate entrances to driveway access and to adjoining land ( we are advised that the site is approximately 5 acres in total. This is not verified therefore interested parties are advised to make their own calculations prior to purchase).

### **Detached Garage**

Block built with tiled pitched roof. Up & over electronic remote control vehicle door to front. 3 uPVC double glazed windows. Electric light and power points. Water tap. uPVC double glazed door to..

Carport with 4 bays

Wood and steel framed with corrugated metal roof and removable corrugated plastic front window panels. Electric lights. At the rear of the carport, there are three separate small stables/dog kennels/storerooms with uPVC double glazed windows and stable style doors. Electric light and power points.

## Adjoining Land

Approximately 4.5 acres of land (Not verified) with a mix of woodland and fields. The buyer will need to establish the exact acreage for themselves. Within the land there are historic kilns (currently overgrown). The land has vehicle access via the main dwelling and pedestrian public footpath on the Southern perimeter leading from Swn yr Afon and Kenfig Hill village.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

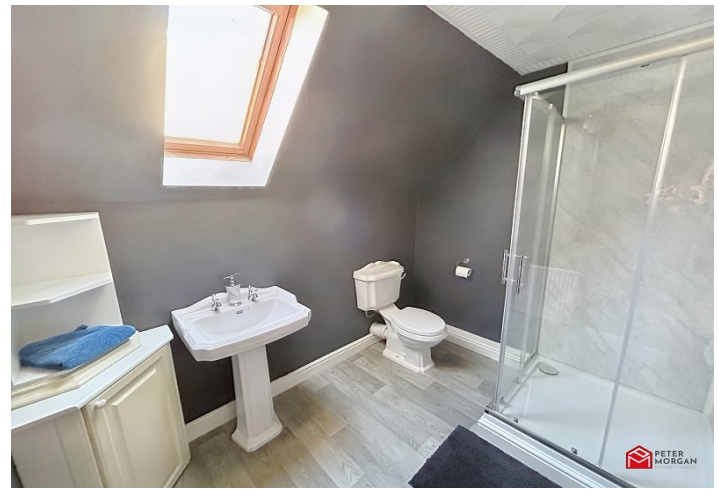
**Current council tax banding** E

**Current heating type** Combi

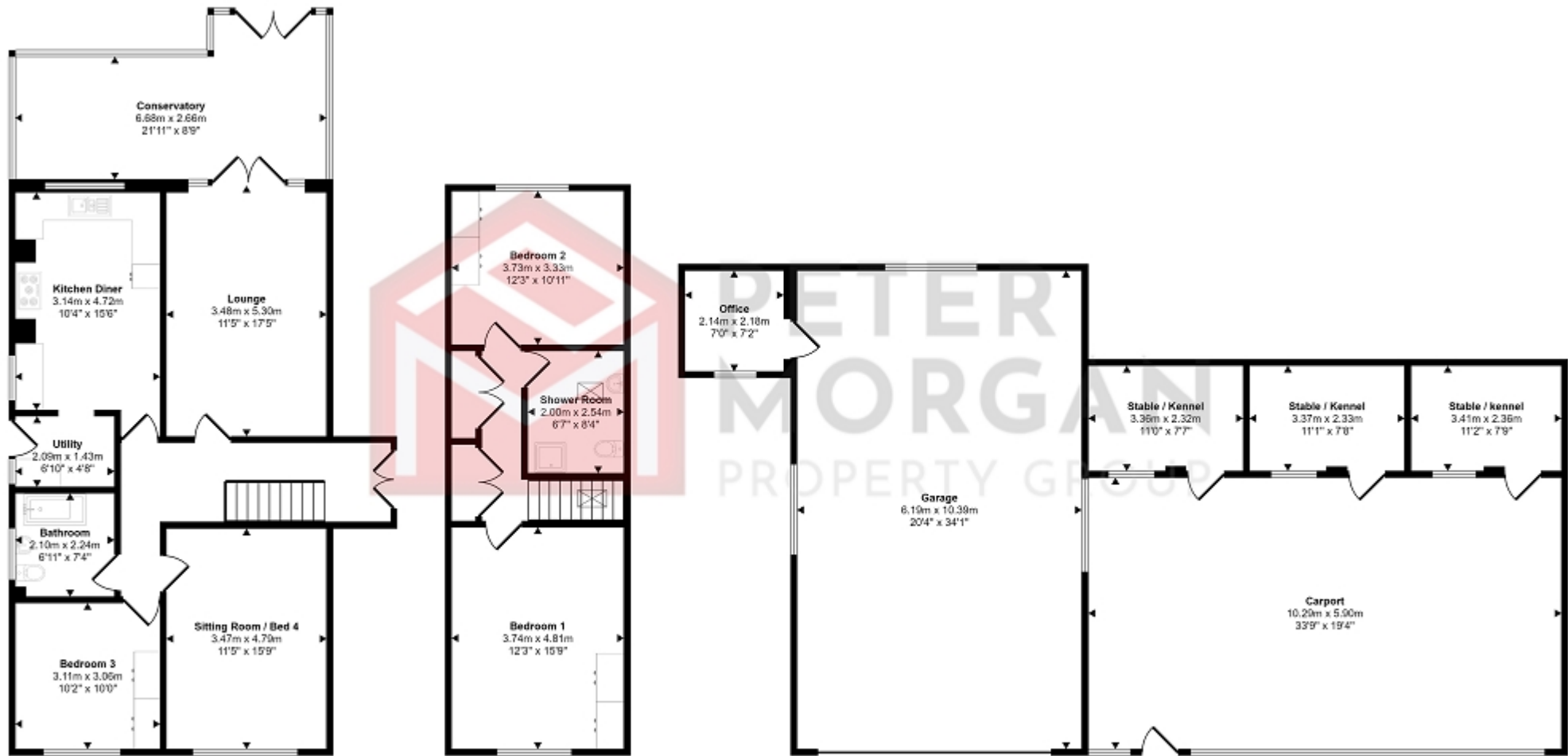
**Tenure** Freehold







Approx Gross Internal Area  
307 sq m / 3308 sq ft



Ground Floor  
Approx 104 sq m / 1124 sq ft

First Floor  
Approx 45 sq m / 486 sq ft


Outbuildings  
Approx 158 sq m / 1698 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 Croppy 360.





# The Willows, 15 Swn Yr Afon, Kenfig Hill, Bridgend, Bridgend County. CF33 6AJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 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.

## Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW



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# PETER MORGAN

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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

