



hrt
herbert r thomas

9 Pisgah Street
Kenfig Hill, Bridgend, CF33
6BY

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Asking price **£165,000**

Situated in the popular Kenfig Hill location within walking distance to local schools, shops and amenities is this well presented three bedroom mid terrace property with garage and rear lane access.

Three double bedrooms

Two reception rooms

Southerly facing garden

Garage and rear lane access

Close proximity to Junction 37 on the M4

Walking distance to local school, shops and amenities

Viewings are highly recommended





Within walking distance to local amenities and good transport links is this well presented three bedroom mid terrace property with a lot to offer.

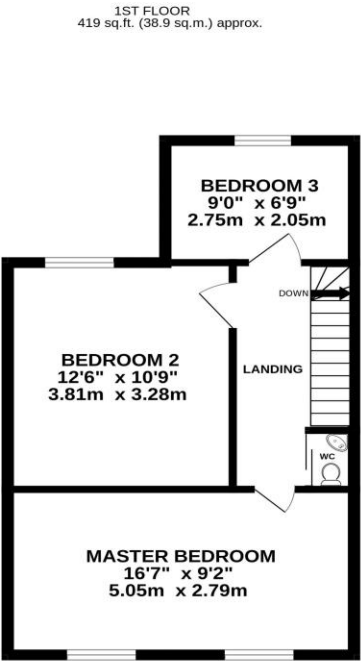
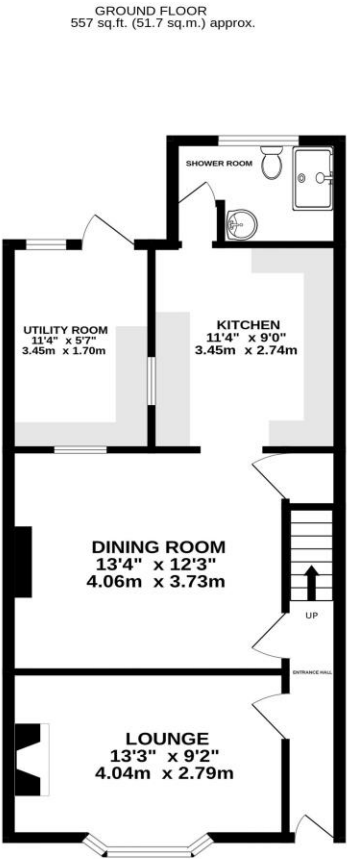
The property is entered via a partly glazed composite door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge and dining room. The lounge is a generous sized room with large double glazed bay window to front, dado rail to ceiling, parquet flooring and a featured fireplace. The dining room is a really impressive sized room laid laminate flooring with useful storage cupboard, understairs storage and opening through to the kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over. There is a ceramic sink with the mixer tap, four

burner gas hob with a complimentary extractor fan overhead, integral freezer, space for dishwasher, half tiled walls and opening through to the utility and shower room. The utility room has been fitted with a matching range units as the kitchen. There is space for two appliances, fridge/freezer and a double glazed UPVC door to rear giving access out to the garden. The shower room has been fitted with a three-piece suite comprising of a low-level WC, wash hand basin with storage unit beneath and large walk-in shower with rainfall showerhead. There is tiled flooring, fully tiled walls and large obscure glazed window to rear.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms and WC. The master bedroom is an impressive sized double bedroom that benefits from windows to the front which are triple glazed. Bedroom two is another generous double room with a double glazed window to rear overlooking the garden. Bedroom three is another double room with a double glazed window to rear sharing the same views as bedroom two and storage cupboard built around the combination style boiler. The WC is accessed via a sliding panel doors and has been fitted with a two piece suite comprising of a low-level WC and corner wash hand basin.

To the front of the property is a dwarf brick wall and patio pathway to the entrance. To the rear of the property is a southerly facing garden which has been laid to patio allowing the garden to be low maintenance. Following down from the garden is access through to the garage by an external door and gated entrance through to the rear lane access.

Viewings are highly recommended to appreciate the offer in hand.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 37 of the M4, follow the signs to Pyle. Once in the village take a right at the traffic lights and follow the road past the ASDA and continue straight over roundabout onto Pishgah Street. Continue to follow the road where the property can be found on the right hand side indicated by our for sale board.

Tenure

Freehold

Services

All mains

Council Tax Band B

EPC Rating E

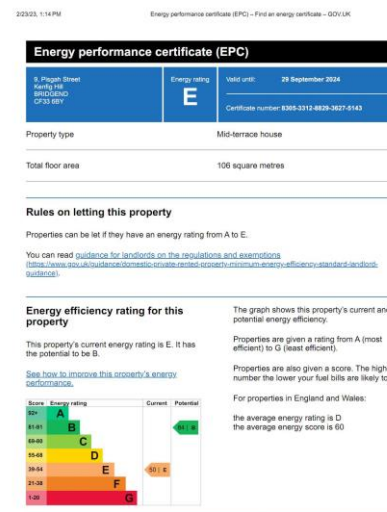
Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



