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herbert r thomas

43 South View  
Kenfig Hill, Bridgend, CF33  
6DG

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## 43 South View

Asking price **£320,000**

Ideally positioned on a generous corner plot, within a quiet residential area of Kenfig Hill is this significantly extended and beautifully presented four/five bedroom detached bungalow.

An ideal home for a large or extended family

Sitting on a generous corner plot at the head of a quiet cul-de-sac

Within walking distance of Kenfig Hill's main High Street for local amenities

Convenient commuter access to both the A48 and M4

Quality modern custom fitted kitchen

Extended to create an independent living space offering separate lounge with kitchenette option, wet room and bedroom

Recently upgraded double glazed windows, roof and gas combination boiler

Ample off road driveway parking ahead of a double garage

Beautiful landscaped gardens

Viewings highly recommended









Situated at the head of the quiet residential development of South View, is this significantly extended four/five bedroom detached bungalow. It offers flexible accommodation to suit a large or extended family with scope to offer an independent annex space adjoining the existing property.

The property is entered via a UPVC and glazed panel door, flanked by obscure glazed windows into an entrance porch. The porch provides a convenient space to offload shoes and coats and benefits from contemporary tiles laid to the floor and a radiator for heating. A solid oak door painted in white gloss provides access into the first reception room, with all further doors to each rooms matching. The spacious lounge is located to the front of the property and offers hardwood flooring, a cast iron feature fireplace set on a stone hearth and has a large double glazed window overlooking the front garden. All of the UPVC double glazed windows, with the exception of the Master bedroom patio doors have been recently upgraded within the property. The lounge has two doorways, one leading to the bedroom accommodation and the second leading through to the kitchen.

The impressive open plan kitchen/dining room has recently been updated and fitted with a custom choice of aubergine base units and complimentary grey wall mounted units, with a light Quartz worksurface over. Further taller base units continue into the dining space with a solid wood butchers block worksurface over. Within the kitchen there is space for a range cooker and space for an American style fridge/freezer. The kitchen also benefits from an integrated dishwasher, a sunken Belfast sink with Quooker swan neck mixer tap and a pull out, full length pantry unit. There is contemporary mosaic splash back tiling, a double glazed window providing light and views of one area of garden and a UPVC glazed panel door providing access to the court yard. A continuation of the tiled flooring from the kitchen leads into a dining area, which can comfortably house a large dining table and chairs. Further storage has been fitted to one corner matching the same units as the kitchen.

Off the dining area is the conservatory that links the property to the double garage. The conservatory has double glazed windows to one side and sliding patio doors providing access and views of the main rear garden. The flooring has been laid in a rustic style tile and a solid wood door gives access to the utility area. Originally garage space, the utility area has been fitted with base and wall mounted units for storage and currently houses two white good appliances. A breeze block wall divides the remaining garage from the utility with a further storage area to the front. The remaining accommodation to this side of the property is currently being used as the Master bedroom. This good sized double bedroom has been fitted with carpet and features double glazed patio doors that open out to give light and views of the main rear garden.

To the other side of the property is the remaining bedroom accommodation plus the extension added to provide an independent living space. An inner hallway gives access to the family bathroom, a useful airing cupboard, two further bedrooms and the independent living space. The family bathroom has been fitted with a white three piece suite comprising; panel bath with an electric over bath shower, a pedestal wash hand basin and low level WC. An obscure double glazed window to the front provides natural light and the flooring is laid to vinyl. From the hallway is a comfortable double bedroom to the front, with a large double glazed window providing light and views of the front garden. To the rear is a well proportioned single bedroom, with a double glazed window overlooking the court yard. The airing cupboard is a generous storage space and houses the modern Baxi gas combination boiler. Lastly the remaining door leads into a spacious room, currently equipped as a home gym but previously used as a bedroom. There is a double glazed window to the side, the flooring is laid to wood effect laminate and a further doorway leads into the extension.

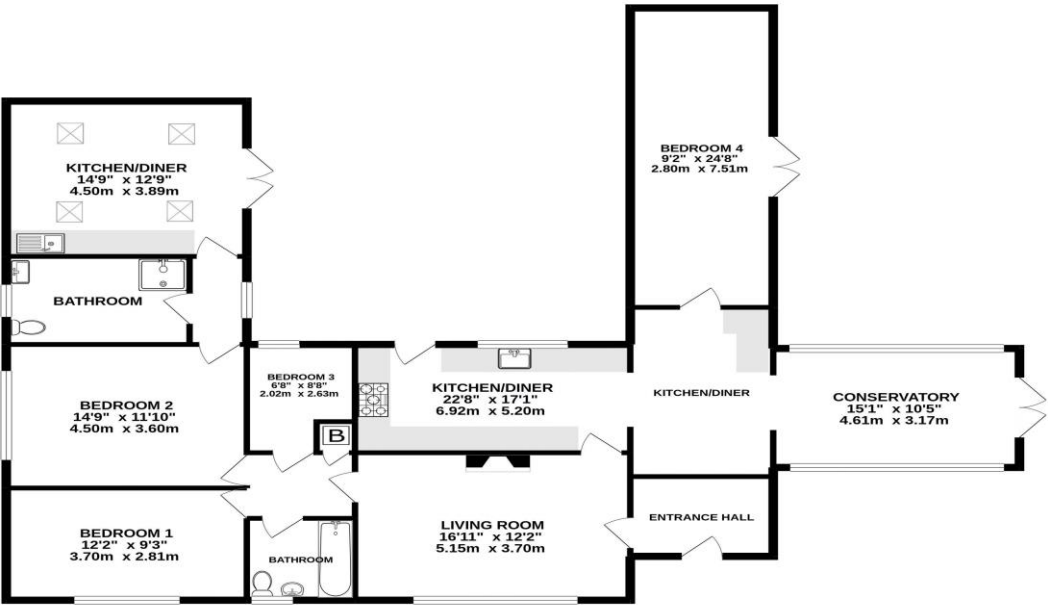
Off the hallway of the extension is a good sized wet room, fitted with a contemporary white three piece suite comprising; low level WC, vanity wash hand basin with storage below and a mains powered shower with half

height enclosure and a wall mounted drop down seat. The room benefits from an obscure double glazed window to the side, a wall mounted chrome towel rail and tiling to the wet areas. The remaining accommodation leading off from the hallway is the substantial reception room / fifth bedroom. Previously used as a living space, it benefits from a vaulted ceiling with four velux style windows, each with its own electric blinds fitted, a continuation of the same wood laminate flooring and has been fitted with modern base and wall mounted kitchen units, with worksurface over to one side. Within the kitchen units is an integrated under counter fridge, integrated washing machine and a stainless steel sink unit. Double glazed patio doors provide access and views of the court yard garden.

Outside to the front, the property boundary from the road side is clearly defined by a half height rendered wall. Sand stone paved steps lead down from the pavement towards the front door. The garden has been planted with an array of wild flowers and mature shrubs with a quaint seating area. To the one side of the property is a generous driveway, allowing for off road parking for several vehicles ahead of the double garage. One side of the double garage has been adopted as a utility area with storage to front with the other remaining as a full garage. The front door of the property can be accessed directly from the driveway avoiding the sand stone steps. A pathway from the front of the property leads around to the side where a half height wood gates gives access into the rear gardens. To the rear of the property are two garden areas, both fully enclosed by feather edge wood fencing and painted concrete walls. Within the wood fencing is an access gate to a rear pedestrian lane, ideal for walking dogs that leads to the frog lake nature reserve. The courtyard area has been laid to light stone paving and features a large wooden pergola. Within this area is an outbuilding, benefitting from electricity supply. There is a sliding patio door providing access and light and is currently being used as a convenient home office space. Continuing around the property through a sheltered workspace area you enter into the main rear garden. Bold, bright coloured walls with mirrors, along with a large pond and water feature makes this area feel like an Oasis. There are further mature plants and raised beds established along with a planked bridge over the pond.

## GROUND FLOOR

1640 sq.ft. (152.3 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.3 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, proceed along the A4229 towards Pyle. At the roundabout, take the second exit towards Pyle. Continue along this road and at the cross road traffic lights, turn right onto the B4281. Continue towards Kenfig Hill and at the cross road traffic lights, turn right onto Waun Bant Road. Take the second right hand turning into South View and follow the road down and around to the left, where the property can be found at the end of the cul-de-sac as indicated by our For Sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band D  
EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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