



herbert r thomas

16 Maes-Yr-Ysgol
Kenfig Hill, Bridgend, CF33
6DQ

hrt.uk.com



16 Maes-Yr-Ysgol

Asking price **£200,000**

Situated in the popular Kenfig Hill location, within walking distance to local school, shops and amenities is this well presented three bedroom semi detached property, being sold with no ongoing chain.

Three bedrooms

Sought after location

Four piece family bathroom

Impressive sized bedrooms

Good sized reception rooms

No ongoing chain

Great views from the garden





Within close proximity of Junction 37 on the M4 and walking distance to local schools and shops is this three bedroom semi detached property.

The property is entered via a partially glazed PVCu door into an entrance hallway with doorways to the kitchen, lounge and cloakroom. The kitchen has been fitted with a matching range of base and eyelevel units with worktop space over. There is a sink with mixer tap, four burner gas hob with built-in extractor fan overhead, space for fridge/freezer, dishwasher, plumbing for one appliance, double glazed

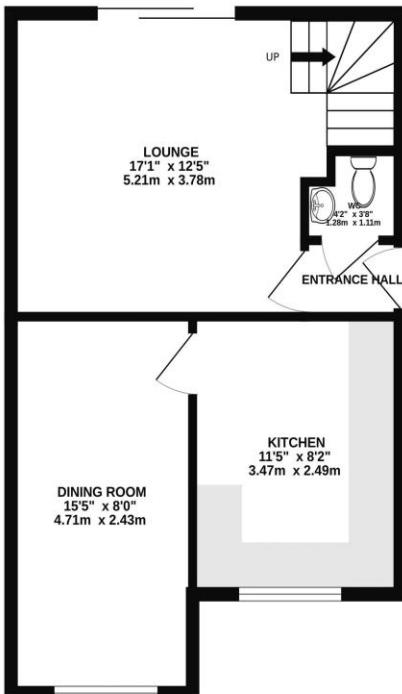
PVCu window to front door to dining room. The dining room is a generous sized room with laminate flooring and a large double glazed window to front allowing plenty of natural light into the room. The lounge is a great sized room with staircase rising to first floor landing, laminate flooring, feature fireplace and double glazed PVCu sliding door to rear with views of the garden.

To the first floor landing there is a loft inspection point and doorways to the three bedrooms, family bathroom and useful storage cupboard.

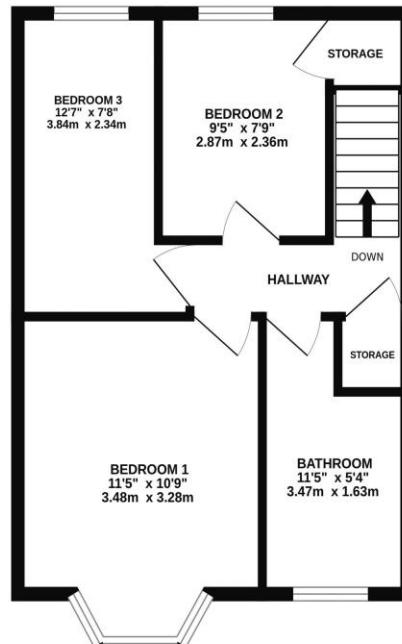
The master bedroom is a good sized double room with large bay window to front. Bedroom two is another good sized room with built in storage and double glazed window to rear overlooking the garden. Bedroom three is a well portioned room with a double glazed window to rear. The family bathroom has been fitted with a four piece suite comprising of a low-level WC, pedestal wash hand basin, panel bath and separate shower cubicle. There is half height tiling to walls, fully tiled walls to wet areas and obscure glazed window to front.

To the front of the property is a driveway providing off-road parking with a small front garden laid to lawn and pathway to property and side gate. To the rear of the property is an enclosed tiered garden. There are three levels, two are laid to Astroturf and the lower tier laid to decking. The upper tier showcases lovely views across the valley and also as an outbuilding/shed which is a generous size for storage and has potential for power.

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.6 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 working order or condition can be given.





Directions

From Junction 37 (Pyle) of the M4, travel North along the dual carriageway signposted Pyle. Proceed over the first round into Pyle village. Proceed to the traffic lights and turn right signposted Kenfig Hill. Proceed along this road along this road over the first road about. At the traffic lights in the village centre turn right onto Waun Bant Road. Proceed along this road for approximately 300 yards taking the left hand turning into Heol Pen Castell. Follow the road around and take the first right onto Maes Yr Ysgol where the property can be found on the right hand side as indicated by our for sale sign.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

**The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com**

hrt Est. 1926

 RICS

AWAITING EPC

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.



