



## Maes Llan

Kenfig Hill, Bridgend, CF33 6DX

Offers In Excess Of £160,000



This neutrally decorated semi-detached house presents an excellent opportunity for first-time buyers. The property offers two well-proportioned bedrooms, making it suitable for those seeking a comfortable and manageable home. The layout includes one reception room, providing a welcoming space for relaxation or entertaining guests. The kitchen is conveniently separated, catering to various culinary needs.

There is one bathroom, designed for practicality and everyday use. The house also features private parking, offering added convenience for residents with vehicles. A garden complements the outdoor space, creating an area for leisure, gardening, or outdoor dining.

Located in a desirable area, the property enjoys close proximity to public transport links, making commuting straightforward. Families will appreciate the access to nearby schools, while a range of local amenities are easily accessible for everyday essentials and services. For those who enjoy an active lifestyle, the house is situated near attractive walking and cycling routes.

This semi-detached house falls within Council Tax Band C, offering a balanced combination of comfort, convenience, and value. It is ideally suited for first-time buyers, providing a solid foundation for those looking to step onto the property ladder in a well-connected location.



## General

Kenfig Hill is a charming village located in Bridgend county, Wales, known for its picturesque landscapes and strong community spirit. Nestled between the rolling hills of the Garw Valley and the stunning Kenfig Nature Reserve, this idyllic setting offers a perfect blend of natural beauty and modern convenience.

One of the key benefits of living in Kenfig Hill is its excellent transport links. The village is well-connected to nearby towns and cities via the M4 motorway, making commuting to and from work a breeze. The local train station also provides easy access to Cardiff and Swansea, perfect for those who work in the city but prefer a more peaceful, rural lifestyle.

In terms of amenities, Kenfig Hill has everything residents could need within easy reach. The village boasts a variety of shops, restaurants, and pubs, Swimming Pool, Library, Supermarket as well as a community center and sports facilities. There are also several schools in the area, including Kenfig Hill Primary School, providing excellent educational opportunities for families.

Kenfig Hill is also surrounded by stunning beauty spots, such as Kenfig National Nature Reserve, a designated Site of Special Scientific Interest with its diverse range of flora and fauna and Margam Country park with many facilities and places to explore. The village is also close to the beautiful beaches of Porthcawl and the rugged landscapes of the Brecon Beacons, offering endless opportunities for outdoor adventures and relaxation.

Overall, Kenfig Hill is a wonderful place to live, offering a perfect balance of natural beauty, convenient amenities, and a strong sense of community. With its excellent transport links, local amenities, and stunning surroundings, this village provides an idyllic setting for those looking to enjoy a peaceful and fulfilling lifestyle in Wales.

### Porch

entered through upvc front door with glass panel, with laminate effect flooring, skinned walls and ceiling which is coved with central lighting, radiator, doors to:

Living Room 15'2" x 11'5" (4.62m x 3.48m )

with laminate flooring, smooth walls and textured ceiling which is coved with central lighting, stairs to first floor, radiator. window to front.

Kitchen dining 11'5" x 9'10" (3.48m x 3.00m )

with vinyl flooring, skinned walls and textured ceiling with central lighting, selection of base and wall units in white with granite effect worktops, integral electric oven and hood with gas hob, radiator, French doors and window to rear.

### Landing

with carpets, skinned walls and textured ceiling which is coved with central lighting, attic access, doors to:

Bedroom 1 11'9" x 9'0" (3.58m x 2.74m )

with carpets, smooth walls and textured ceiling with central lighting, window to rear, radiator.

Bedroom 2 11'9" x 8'5" (at widest) (3.58m x 2.57m (at widest))

with carpets, smooth walls and textured ceiling with central lighting, window to front, radiator.

Bathroom 8'3" x 4'6" (2.51m x 1.37m )

With vinyl flooring, skinned walls and textured ceiling with central lighting, wc, sink and bath with mixer shower and glass screen, storage cupboard, window to side.

### Gardens

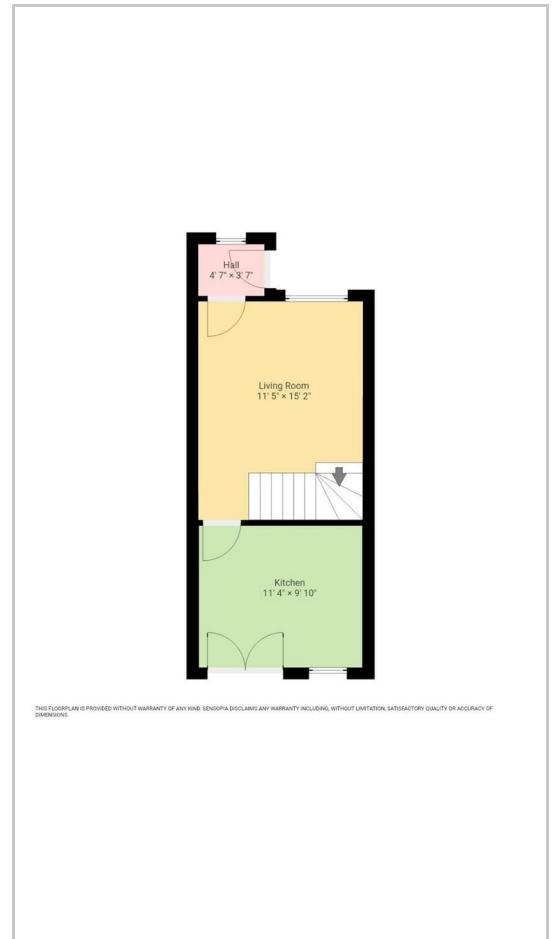
Open front garden with tarmac rive for two cars and small grass area to front with block path to door.

Enclosed rear garden with hardstand chipped against house leading to rear lawn, rear gated access and side access to front, wooden shed to remain.

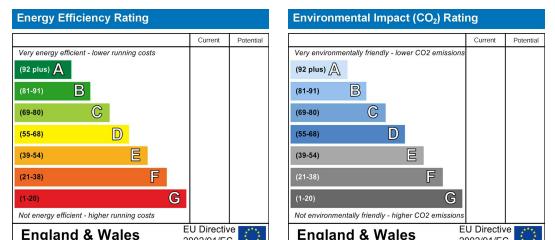
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.