



T: 01639 888159
E: info@tonyjohnproperty.co.uk
W: <https://tonyjohnproperty.com/>
A: 20 Station Road, Port Talbot, SA13 1JB

FOR SALE

£109,995

12 High Street, Kenfig Hill, Bridgend, Mid Glamorgan. CF33 6DR



****No Ongoing Chain** **Sold With Tenant In-Situ****

Two Bedroom Terraced Property Backing On To Countryside

Located Close To Schools, Parks And Other Amenities

Hallway

Timber doorway to front, laminate flooring, doors to front & rear reception rooms.

Front Reception

2.91m x 3.38m (9' 7" x 11' 1") Continuation of laminate flooring, uPVC double glazed window to front.

Rear Reception

3.8m x 4.01m (12' 6" x 13' 2") Continuation of laminate flooring, uPVC double glazed window to rear, radiator, door to kitchen, stairs to first floor.

Kitchen

3.6m x 2.23m (11' 10" x 7' 4") Tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side, fitted with a range of base and wall mounted units, sink unit, chrome radiator/towel rail, tiled splash-backs, extractor fan, central heating boiler.

Stairs / Landing

Fitted carpet, uPVC double glazed window to rear, doors to bedrooms and bathroom.

Bedroom 1

3.61m x 3.1m (11' 10" x 10' 2") Fitted carpet, uPVC double glazed window to front, radiator.

Bedroom 2

2.14m x 2.34m (7' 0" x 7' 8") Laminate flooring, radiator, uPVC double glazed window to rear.

Bathroom

1.95m x 2.11m (6' 5" x 6' 11") Vinyl flooring, fitted with a three piece bathroom suite, radiator, tiled splash-backs, extractor fan.

Front Exterior

Paved steps leading to front door, planted with mature shrubs, area laid to lawn.

Rear Exterior

33 metres in length, enclosed, areas laid to lawn, planted with mature shrubs and trees, overlooking parkland 7 countryside.



Mobile Signal: Provider Performance

EE	84%
Vodafone	79%
3	76%
o2	68%

Tenure: Freehold

Council Tax: Band B

Council Tax: Rate £1,829.81

Parking Types: None.

Heating Sources: Central. Double Glazing. Gas. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. FTTC.

Accessibility Types: Not suitable for wheelchair users.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





