

FOR
SALE



52 High Street, Kenfig Hill, Bridgend, Mid Glamorgan CF33 6DU

£155,000 - Freehold



8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Two bedroom semi detached bungalow in need of full refurbishment and comprising entrance hall, two double bedrooms, lounge, dining room, shower room, kitchen, lean-to, enclosed courtyard rear garden with storage and low maintenance enclosed front garden with off road parking. Sold with no onward chain.

POINTS OF INTEREST

- Semi detached bungalow
- In need of full refurbishment
- Two double bedrooms
- Gas fired combination boiler
- Courtyard garden with storage to the rear
- Good sized enclosed low maintenance front garden
- Off road parking
- Sold with no onward chain



ROOM DESCRIPTIONS

Entrance

Via frosted glazed aluminium front door into the entrance hall finished with emulsioned ceiling, papered walls with a high level feature picture rail, skirting and wood block parquet flooring. Fitted storage cupboard with shelving. Door through into the lounge.

Lounge

3.70m x 3.75m (12' 2" x 12' 4") Measurements into the bay. Overlooking the front of the property via PVCu double glazed bay window with fitted vertical blinds and curtains. Papered ceiling and walls with a high level feature picture rail, skirting and wood block parquet flooring. Potential for open fireplace with ceramic hearth and mantel.

Bedroom 1

3.15m x 3.85m (10' 4" x 12' 8") Overlooking the front of the property via PVCu double glazed window with a fitted vertical blind and curtains. Papered ceiling and walls with a high level feature picture rail, skirting and block parquet flooring. Potential for fireplace with a ceramic hearth and mantle.

Bedroom 2

3.20m x 3.10m (10' 6" x 10' 2") Overlooking the rear via PVCu double glazed window with a fitted vertical blind and curtains. Papered ceiling and walls with a high level feature picture rail, skirting and block parquet flooring. Potential for a fireplace with ceramic hearth and mantle.

Shower room

PVCu frosted double glazed window overlooking the rear with a fitted roller blind. Access to loft storage, central light fitting, emulsioned ceiling, full height ceramic tiled walls and block parquet flooring. Three piece suite comprising low level WC, pedestal wash hand basin and a corner shower cubicle with concertina doors and wall mounted electric shower.

Dining room

Papered and coved ceiling, Central light fitting, wall mounted fuse board, electric meter, papered walls, PVCu double glazed window overlooking the lean-to with fitted vertical blind, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted gas fired combination boiler. Feature electric pebble effect fire. Part frosted glazed PVCu door leading into the kitchen.

Kitchen

PVCu double glazed window overlooking the rear with a fitted roller blind, single glazed window with sliding secondary glazing overlooking the lean-to and a part frosted glazed PVCu door with a perfect fit roller blind leading into the lean-to. The kitchen is finished with emulsioned ceiling, central fluorescent strip light, emulsioned walls and vinyl flooring. A range of low level and wall mounted kitchen units in high gloss white with brushed chrome handles and a complementary roll top work surface. Inset sink with swan neck tap and drainer. Integrated double waist height oven, four ring gas hob and overhead extractor hood. Space for fridge/freezer.

Lean-to

2.50m x 1.35m (8' 2" x 4' 5") Dual aspect natural light via PVCu double glazing to the side and to the rear, polycarbonate lean-to roof and a concrete floor. Part glazed PVCu door leading out to the rear garden.

Outside

Enclosed courtyard garden laid to block paviour with brick built storage and side access back to the front of the property.

Enclosed front garden laid to decorative stone and a concrete driveway with gated access.



Awaiting EPC &
Floorplan