





Croft Goch Road, Kenfig Hill, Bridgend

£249,995 Freehold

SSTC

Beautifully renovated three-bedroom semi-detached home in Kenfig Hill, offering stylish, light-filled interiors, a new kitchen and bathroom, generous driveway, large gardens and a useful outbuilding. Chain free and ready to move into – contact us today to arrange your viewing!

3 Bedrooms | Semi detached | Driveway | Front and Rear Garden | Fully renovated and refurbished | Immaculately presented throughout | Outbuilding | Ideal family home |

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Recently Renovated

This beautifully renovated three-bedroom semi-detached home in Kenfig Hill, Bridgend offers stylish, light-filled accommodation throughout, combined with generous gardens and excellent family-friendly living space.

Having undergone a comprehensive renovation, this home is ready to move straight into, with a brand-new kitchen and bathroom complemented by new electrics and boiler. The property has been finished in a stylish, modern design throughout, creating a fresh and welcoming home with very little left for the new owner to do.to.

The ground floor comprises a welcoming entrance hall, bright and comfortable lounge, and a spacious dining/living room with glazed doors opening directly onto the rear garden. The stylish new kitchen features sage green cabinetry, oak worktops and contemporary black fittings, with a useful utility room and WC also provided.

Upstairs are three well-presented bedrooms and a modern family bathroom, finished with a contemporary black-framed shower screen, bath and wood-effect vanity unit.

Outside, the large rear garden is a real highlight, thoughtfully divided into three areas with decorative pebbles, lawn and bark-chipped sections, offering plenty of space for children, entertaining and enjoying the outdoors. A substantial outbuilding provides useful additional space and storage.

To the front is a generous driveway and spacious garden, with established greenery adding to the property's attractive approach.

Chain free and beautifully updated throughout, this is a fantastic opportunity for families looking for a stylish home with plenty of outdoor space in a popular location.
Contact us today to arrange your viewing and take a closer look at this fantastic family home!

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden

Lounge
w: 3.13m x l: 3.79m (w: 10' 3" x l: 12' 5")
Access from entrance hall via oak door to right. Grey carpet, spotlights' above. Large window to front.

Dining Room/ Living Room
w: 3.29m x l: 4.45m (w: 10' 10" x l: 14' 7")
Entrance from hall. Oak laminate flooring, spotlight above. Large Window to rear, double glaze doors opening to garden. Open access to kitchen.

Kitchen
w: 2.89m x l: 3.95m (w: 9' 6" x l: 12' 11")
Entrance through oak doors from entrance hall. Oak laminate flooring throughout, spotlights above. Sage green cabinets, with oak worktops, matte black sink and tap, black cooker and appliances.

Utility
w: 2.28m x l: 2.56m (w: 7' 6" x l: 8' 5")
Entrance from hall via oak door to left. Oak laminate flooring. Glazed door and window to front. worktops to match kitchen, black sink and tap. Door to rear gives access to w/c.

W/C
w: 2.04m x l: 1m (w: 6' 8" x l: 3' 3")
White sink and w/c. Window to rear. Oak laminate flooring.

Landing









w: 1.86m x l: 2.66m (w: 6' 1" x l: 8' 9")

Grey carpet, White gloss banister. Window to left, 4 oak doors giving access to all 3 bedroom and bathroom.

Bathroom

w: 1.86m x l: 1.57m (w: 6' 1" x l: 5' 2")

White bath with a contemporary black-framed shower screen and overhead shower. A wood-effect vanity unit with integrated storage and wash basin sits alongside the WC, complemented by patterned tiled flooring. Window to rear.

Bedroom 1

w: 3.83m x l: 2.92m (w: 12' 7" x l: 9' 7")

Grey carpet, white walls, spotlights above, large window to front.

Bedroom 2

w: 3.66m x l: 2.91m (w: 12' x l: 9' 7")

Grey carpet, white walls, spotlights above, large window to rear. Cupboard to right houses new boiler.

Bedroom 3

w: 2.25m x l: 2.56m (w: 7' 5" x l: 8' 5")

Grey carpet, white walls, spotlights above, window to front.

Out Building

w: 6.28m x l: 3.3m (w: 20' 7" x l: 10' 10")

Two windows to front, glaze door, two strip lights, one electric socket.

Disclaimer

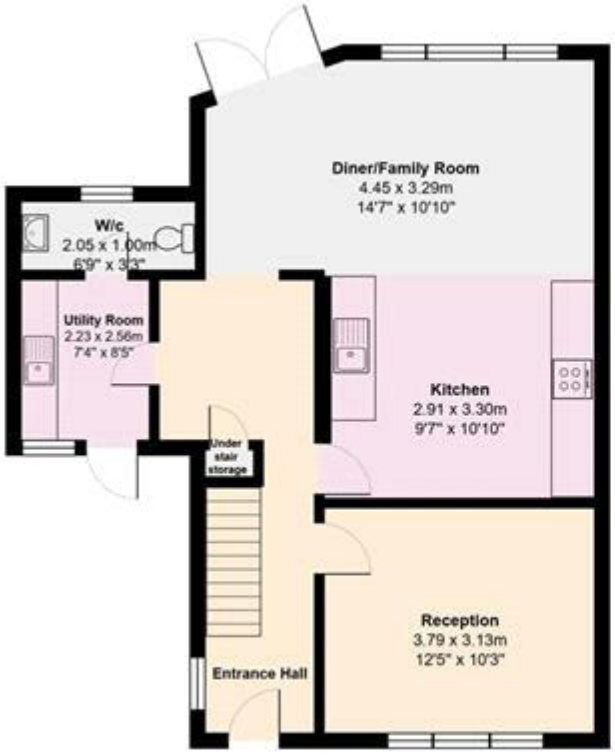
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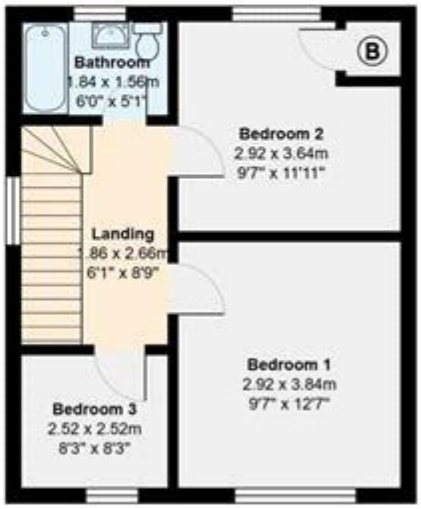




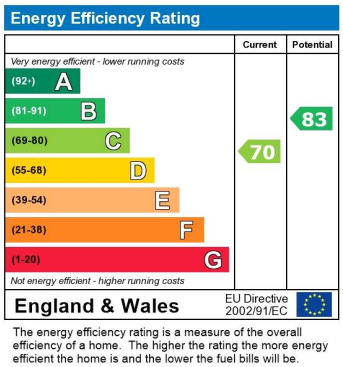












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.