



North Avenue
Kenfig Hill, CF33 6ND

£200,000



North Avenue

, Kenfig Hill, CF33 6ND

Nestled in the popular area of Kenfig Hill, this modernised home on North Avenue presents an excellent opportunity for families and first-time buyers alike. Available with no ongoing chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that features practical storage cupboards and a convenient cloakroom. The heart of the home is undoubtedly the spacious kitchen diner, which boasts a stylish breakfast bar and French doors that open out to the enclosed rear garden, creating a perfect space for entertaining or enjoying family meals. The living room, located at the front of the house, offers a cosy retreat for relaxation.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A modern bathroom completes this level, ensuring comfort and convenience for all.

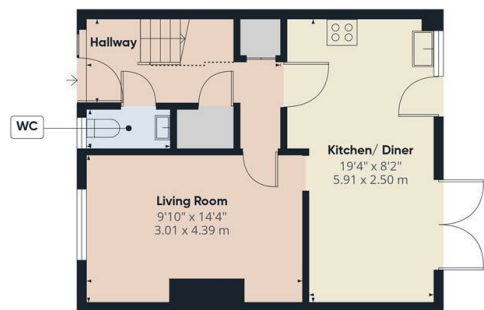
The enclosed rear garden is a delightful feature, offering a private outdoor space for children to play or for you to unwind. Additionally, there is a rear gate that provides access to a brick-built store shed, perfect for storing garden tools or outdoor equipment. Off road parking to the front. The property is also equipped with solar panels.

This property is ideally situated within close proximity to local amenities, including supermarkets, schools, transport links, and a leisure centre, making it a practical choice for everyday living. With its modern features and convenient location, this home is not to be missed. Come and see for yourself what this lovely property has to offer.

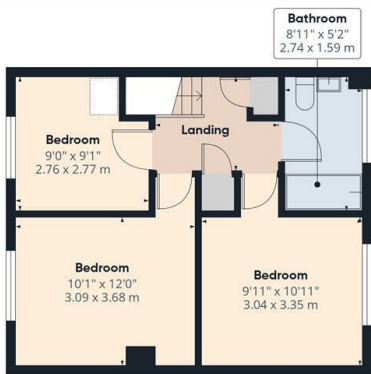




Floor Plan



Floor 0



Floor 1



Mc Hattons

Approximate total area^(a)

840 ft²
78.1 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

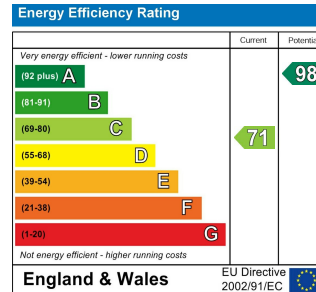
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Area Map



Energy Efficiency Graph



Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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