



13 Kingfisher Road, Bridgend, CF33 4NZ

Offers Over £284,995

Ferriers Estate Agents are pleased to offer For Sale, this Four Bedroom Detached Property, situated in a sought after area of North Cornelly. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- Ground Floor - Entrance Hall, Cloakroom, Large Reception room, Dining Room, Kitchen/Breakfast Room and Utility Room - First Floor - Landing, Four Bedrooms with En-suite Shower Room to Master Bedroom and Family Bathroom. The property further benefits from Upvc Double Glazing, Gas Central Heating via Combination Gas Boiler, Front Garden with off road parking, enclosed Rear Garden with side access, Detached Garage. Council Tax band - E , EPC - C , Internal Viewing is Recommended.

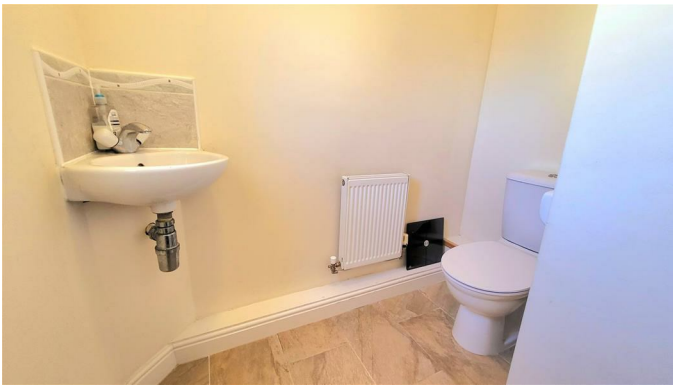
Ground Floor

Entrance Hall 3'10" x 11'3" (1.17 x 3.44)



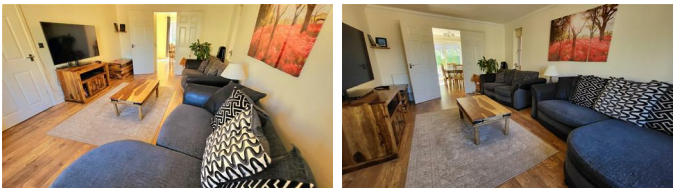
Entrance Via front door, coved and skimmed ceiling, skimmed walls, tiled flooring, staircase leading to the first floor, three white paneled doors leading off to:-

Cloakroom 2'11" x 6'3" (0.91 x 1.93)



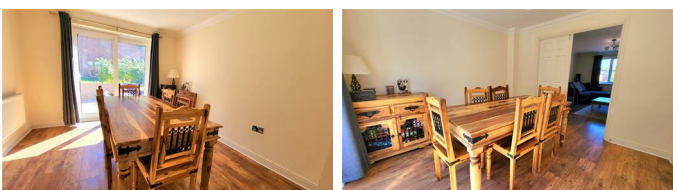
Skimmed ceiling, skimmed walls with tiled splash back, tiled flooring, two piece suite comprising wash hand basin with pedestal and low level W.C., radiator.

Reception Room 11'10" x 16'10" (3.61 x 5.15)



Coved and skimmed ceiling, skimmed walls, wood flooring, large Upvc double glazed window to the front, radiator, French doors leading into:-

Dining Room 10'4" x 10'10" (3.16 x 3.31)



Coved and skimmed ceiling, skimmed walls, wood flooring, radiator, Upvc sliding doors leading to the garden, white paneled door leading into:-

Kitchen 11'4" x 14'3" (3.47 x 4.36)



Skimmed ceiling, skimmed walls with down lighting, bespoke lighting over fitted island, tiled flooring, a range of high gloss wall and base units with complementary work surface housing a stainless steel sink, integrated appliances, Upvc double glazed window overlooking the garden, designer radiator, white paneled doors leading to the hallway and into:-

Utility Room 5'4" x 5'8" (1.63 x 1.75)

Skimmed ceiling, skimmed walls, tiled flooring, fitted units, door leading to the driveway.

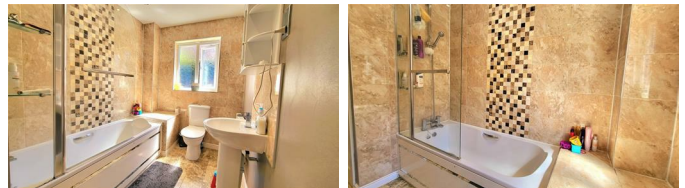
First Floor

Landing



Coved with skimmed ceiling, skimmed walls, fitted carpet, white paneled doors leading off to:-

Bathroom 6'1" x 7'7" (1.87 x 2.32)



Skimmed ceiling with extractor, part skimmed, part tiled walls, tiled flooring, three piece suite comprising vanity wash hand basin, low level W.C. with concealed cistern and panelled bath with mixer shower tap, glazed privacy screen, Upvc obscured glazed window to the side, radiator.

Bedroom One 11'9" x 12'10" (3.60 x 3.93)



Coved and skimmed ceiling, skimmed walls, fitted carpet, fitted wardrobes, Upvc double glazed window to the front, radiator, white panelled door into:-

En Suite Shower Room 3'6" x 8'4" (1.09 x 2.55)



Skimmed ceiling with extractor, part skimmed, part tiled walls, mirror with lighting and shaver point, three piece suite comprising vanity wash hand basin with ample storage, low level W.C. and shower cubicle, Upvc obscured glazed window to the side, heated towel rail.

Bedroom Two 9'1" x 12'7" (2.78 x 3.84)



Coved with skimmed ceiling, skimmed walls, fitted carpet, Upvc double glazed window to the front, radiator.

Bedroom Three 9'9" x 11'3" (2.98 x 3.45)



Coved and skimmed ceiling, skimmed walls, fitted

carpet, Upvc double glazed window to the rear, radiator.

Bedroom Four 7'6" x 8'10" (2.30 x 2.70)



Coved with skimmed ceiling, skimmed walls, fitted carpet, Upvc window to the rear, radiator.

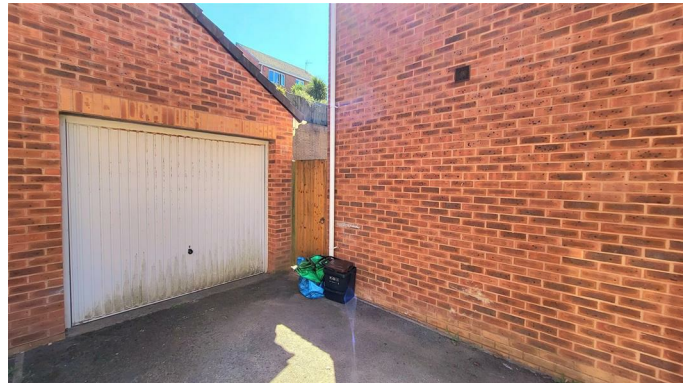
Outside

Gardens



Small front garden, enclosed rear garden with side gate, Indian sand stone patio with top area laid to lawn.

Garage 9'3" x 16'4" (2.83 x 4.99)

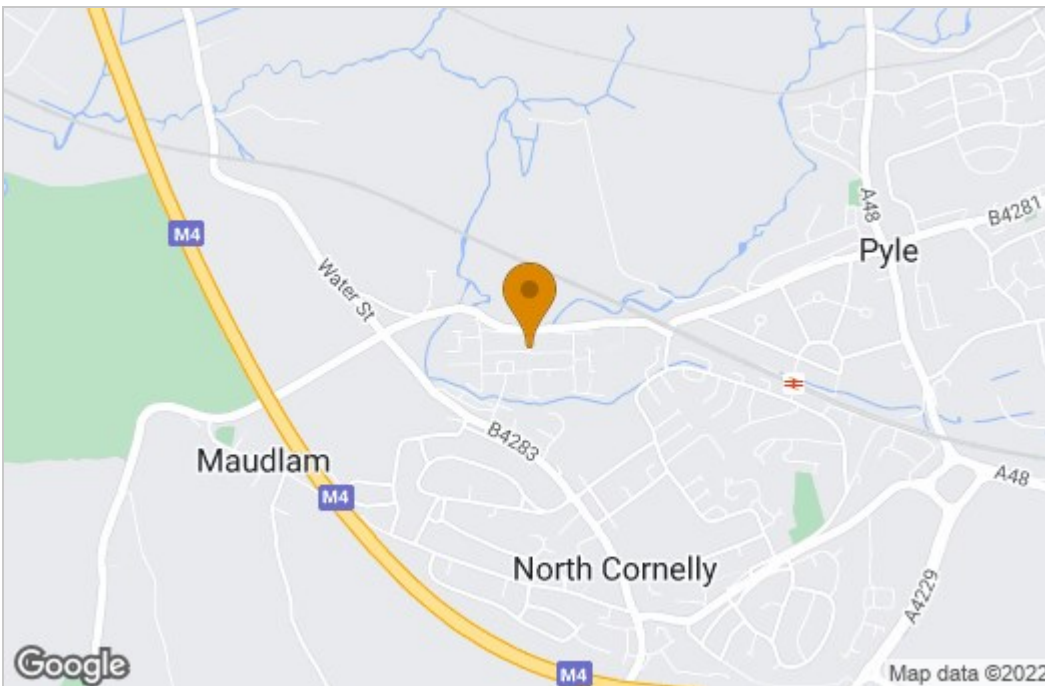


Detached garage with folding door.

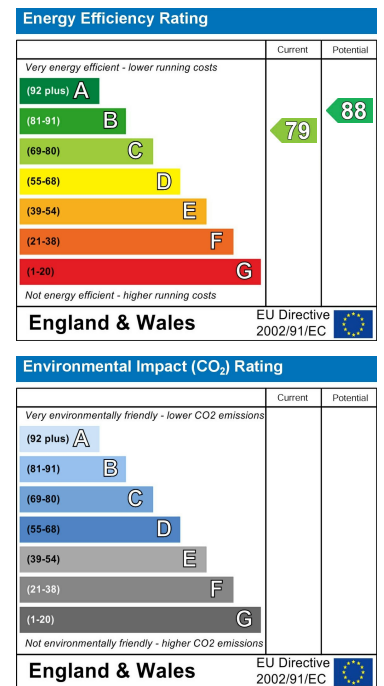
Floor Plan



Area Map



Energy Efficiency Graph



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