



Crown Road

, Kenfig Hill, CF33 6EN

Price £360,000



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Found on Crown Road in the charming area of Kenfig Hill, this splendid detached home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by an inviting entrance hall that sets a warm and welcoming tone for the home. This space provides access to a staircase, a garage, and an expansive living room that is both bright and airy, featuring a stunning media wall and practical under-stair storage. The double doors from the living room lead to a formal dining room, which is bathed in natural light and opens directly onto a lovely patio and gardens, making it an ideal space for entertaining.

The large kitchen is a chef's delight, fully fitted with brand new appliances such as a hob, oven, fridge/freezer, washing machine, and dishwasher. The ground floor also boasts a spacious family bathroom, elegantly tiled and equipped with a corner bath, shower, and vanity unit, providing a perfect retreat for relaxation. As you ascend to the first floor, a landing leads to four bedrooms, including a master that promises restful nights. A beautifully appointed family bathroom completes this level, featuring a shower, WC, and vanity unit, ensuring convenience for all.

The property also benefits from an attic room, measuring 9x5 meters, which is carpeted and fitted with skylight windows. This versatile space currently serves as an ideal storage area with the potential for future conversion, subject to necessary planning consents.

Externally, the property boasts raised rear gardens, perfect for unwinding in the fresh air. A large paved driveway at the front provides ample parking for vehicles, complemented by a garage, ensuring ease and convenience for residents and guests alike. This exceptional home is a true gem, offering a wonderful lifestyle in a desirable location. Within close proximity is the historical Margam Castle with its 850 acre estate to explore along with several golf courses and numerous beaches at Porthcawl.





Attic Room
13'0" x 25'6"
3.97 x 7.78 m

Approximate total area⁽¹⁾
326 ft²
30.3 m²

Reduced headroom
119 ft²
11 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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A satellite map showing the study area. A blue pin marks the location of the study site, which is a small cluster of buildings situated on a hillside. The surrounding landscape includes green fields, brown agricultural land, and a large body of water (likely a lake or reservoir) to the right. The map is overlaid with a grid of latitude and longitude lines.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	83
England & Wales		EU Directive 2002/91/EC	