



Parcau Road, Bridgend, Bridgend. CF31 4TA

£249,950



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Extended six bedroom semi detached house offering spacious accommodation. The property benefits from three reception rooms, fitted kitchen, utility area, downstairs cloakroom, two bathrooms, rear garden, two brick built storage units and off road parking. Early viewing recommended to appreciate.

£249,950 - Freehold

- Extended six bedroom semi detached house
- Three reception rooms
- Fitted kitchen/utility room
- Downstairs cloakroom/w.c.
- Two family bathrooms
- Larger than average rear garden/off road parking



DESCRIPTION

An extended six bedroom semi detached house offering spacious living accommodation comprising three reception rooms, two family bathrooms, fitted kitchen, six bedrooms, good sized rear garden and two brick built storage units and off road parking. Conveniently positioned for Bridgend town centre, Newbridge fields and all amenities and facilities. Viewing essential to fully appreciate what this property has to offer.

ENTRANCE

Via PVCu double glazed door situated at the side of property into:

ENTRANCE HALL

Welcoming entrance hall. Papered and coved ceiling. Papered walls. Radiator. Fitted carpet. Staircase to first floor with spindle balustrade. Under stairs storage.

RECEPTION 1 (13' 6" x 12' 5") or (4.11m x 3.79m)

Papered and coved ceiling. Papered walls with picture rail. Fitted carpet. Radiator. PVCu double glazed window to front of property.

RECEPTION 2 (12' 0" x 11' 10") or (3.67m x 3.60m)

Artexed ceiling. Papered walls with picture rail. Fitted carpet. Radiator. PVCu double glazed window set within bay to front of property.

KITCHEN (12' 3" x 8' 1") or (3.74m x 2.46m)

Galley style kitchen. Artexed and coved ceiling. Part papered/ part tiled walls. A range of wall and base units with complementary work surfaces. Built in electric oven and four ring gas hob. Concealed extractor hood. One and a half bowl sink unit with mixer tap. Laminate flooring. Wood framed single glazed window overlooking lean to. Door into breakfast room.

BREAKFAST ROOM (11' 11" x 4' 7") or (3.62m x 1.40m)

Artexed and coved ceiling. Papered walls. Laminate flooring. Radiator. Ample space for breakfast table and chairs. Wood framed single glazed window to rear. Door into lean to.

LEAN-TO/UTILITY AREA (17' 5" x 7' 3") or (5.32m x 2.20m)

Papered ceiling. Emulsioned walls. Vinyl floor covering. Radiator. PVCu double glazed window and door to rear garden. Plumbing for automatic washing machine and space for further appliances. Door to WC.

W.C.

Low level WC. Frosted single glazed window to rear. Vinyl floor covering.

FIRST FLOOR LANDING

Papered ceiling and walls. Fitted carpet. Spindle balustrade. All doors leading off. Cupboard housing combination boiler. Staircase leading to attic room.

W.C.

Emulsioned walls. Vinyl floor covering. Low level WC. PVCu double glazed window to rear.



FAMILY BATHROOM (6' 9" x 6' 7") or (2.05m x 2.00m)

Artexed and coved ceiling. Fully tiled walls. Vinyl floor covering. Two piece suite in white comprising pedestal wash hand basin and wood panel bath with overhead mixer shower tap and shower screen. Radiator. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (13' 5" x 10' 10") or (4.09m x 3.29m)

Measurements include fitted wardrobe. Papered and coved ceiling. Papered walls with picture rail. Fitted carpet. A range of fitted wardrobes and bridging units over dressing table area. Radiator. PVCu double glazed window to front of property.

BEDROOM 2 (18' 9" x 7' 1") or (5.72m x 2.17m)

Papered and coved ceiling. Papered walls. Fitted carpet. Two radiators. PVCu double glazed window to front and one to rear.

BEDROOM 3 (12' 2" x 8' 9") or (3.70m x 2.66m)

Papered ceiling and walls. Picture rail. Fitted carpet. Fitted wardrobes with bridging units above. Radiator. PVCu double glazed window set within bay.

BEDROOM 4 (11' 8" x 8' 8") or (3.55m x 2.63m)

Papered and coved ceiling. Papered walls with picture rail. Built in double door wardrobe. Fitted carpet. PVCu tilt and turn window to rear.

SECOND FLOOR LANDING

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Fitted carpet. Spindle balustrade. Door to storage cupboard.

BATHROOM (8' 10" x 5' 0") or (2.70m x 1.52m)

Sloping ceiling with inset ceiling lights. Emulsioned walls. Vinyl floor covering. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath with telephone style mixer shower tap. Tiled to splash back areas. Chrome towel rail heater. Extractor fan.

BEDROOM 5 (15' 4" x 12' 6") or (4.67m x 3.80m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Built in double door wardrobe. Door to eaves space. Fitted carpet. Radiator. PVCu tilt and turn window to rear garden with good views of surrounding area.

BEDROOM 6 (11' 8" x 7' 8") or (3.55m x 2.33m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Door into eaves space. Fitted carpet. Radiator. PVCu tilt and turn window to rear of property boasting spectacular views over surrounding area.



OUTSIDE

The larger than average rear garden is enclosed and bounded by part wood panel fencing and brick wall. Mainly laid to lawn with footpath leading to rear of garden. Paved patio area ideal for garden furniture and brick built BBQ area. Further patio adjacent to house. Outside tap.

The frontage is enclosed and bounded by brick wall with lawned area. Concrete driveway with ample parking leading to a car port.

STORAGE (15' 10" x 10' 0") or (4.83m x 3.06m)

Brick built. Pitch and tiled roof. Papered ceiling. Access into attic. Emulsioned walls. Power installed. PVCu double glazed window and door to front. Window and door to rear.

STORAGE (18' 1" x 13' 3") or (5.52m x 4.05m)

Brick built. Can be used for multiple uses. Skimmed ceiling. Access into attic. Emulsioned walls. Concrete flooring. Ample power points. Two PVCu double glazed windows and part panel/part double glazed door.

DIRECTIONS

On leaving Bridgend via Park Street continue along approaching Bryntirion Hill, take the second left turning onto Parcau Road where the property can be found.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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