



Oaklands Avenue, Bridgend. CF31 4ST

£184,950

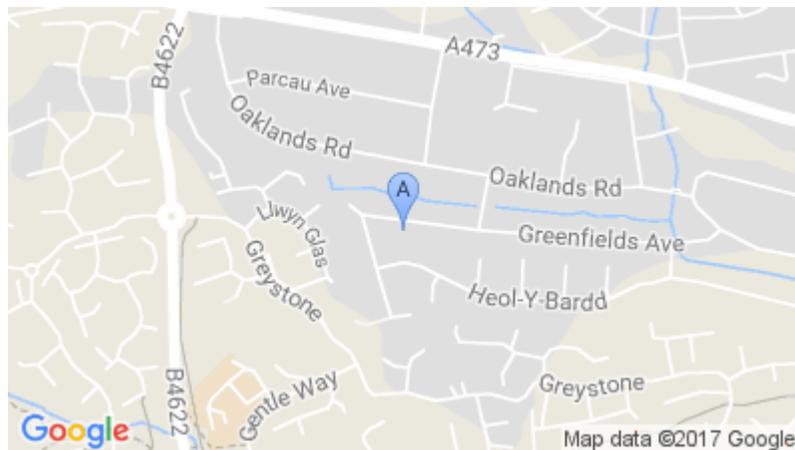


## Oaklands Avenue, Bridgend. CF31 4ST

Immaculate three bedroom semi detached bungalow situated in Bridgend. The property comprises large lounge with wood burner, kitchen/diner, three bedrooms, four piece suite to family bathroom, enclosed rear garden, single garage and off road parking. Early viewing highly recommended.

£184,950 - Freehold

- Immaculate three bed semi detached bungalow
- Large lounge with wood burner
- Fitted kitchen/diner - EPC:C
- Four piece suite to family bathroom
- Enclosed rear garden
- Off road parking/Single garage



## DESCRIPTION

Immaculately presented three bedroom semi detached bungalow in the sought after location of Oaklands Avenue. The property benefits from being fully refurbished and modernised and the lounge has a modern feel with down lights, French doors and wood burner. The bathroom features a four piece suite with spa bath and separate shower enclosure. Good sized kitchen/diner with access out onto raised patio. The rear garden is fully enclosed and has a sunny aspect. Within walking distance of Bridgend town, Bridgend recreation centre and Newbridge fields. The property is also on a bus route and benefits from quick links to the A48. Internal viewing highly recommended.

## ENTRANCE

Via part glazed PVCu door with glazed side panel into:

## ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Radiator. Solid Oak flooring. PVCu double glazed window to side of property.

## LOUNGE (21' 4" x 13' 11") or (6.51m x 4.25m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Three PVCu double glazed windows to side of property. PVCu double glazed French doors opening onto front garden with glazed side panels. Two radiators. Feature fireplace with log burner. Storage cupboard.

## KITCHEN/DINER (17' 0" x 10' 0") or (5.17m x 3.06m)

Skimmed ceiling. Emulsioned walls. Tiled to splash back areas. A range of wall and base units with complementary work surfaces. Integrated electric oven and five ring gas hob. One and a half bowl stainless steel drainer sink with mixer tap. Stainless steel cooker hood. Space for washing machine and fridge/freezer. Space for dining furniture. Ceramic tiled flooring. Radiator. PVCu double glazed window to rear. PVCu part glazed door to rear.

## BEDROOM 1 (11' 7" x 9' 7") or (3.54m x 2.91m)

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

## BEDROOM 2 (15' 3" x 9' 3") or (4.65m x 2.82m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to rear.

## BEDROOM 3 (9' 8" x 8' 7") or (2.95m x 2.61m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

## FAMILY BATHROOM (7' 8" x 6' 11") or (2.33m x 2.12m)

Skimmed ceiling. Part tiled/part emulsioned walls. Wall mounted heated towel rail. PVCu frosted double glazed window to side of property. Four piece suite comprising low level WC, pedestal wash hand basin, corner bath with hydro jets and separate mains fed corner shower enclosure with sliding glass doors. Tiled to splash back areas. Ceramic tiled flooring.



## OUTSIDE

The rear garden is bounded by wood panel fencing. Laid mainly to lawn with borders for planting. Shed to remain. Patio area with wrought iron balustrade. Storage shed beneath patio area. Steps leading down to lower patio area. Pedestrian access into garage. Outside light.

The frontage is bounded by brick wall. Laid mainly to lawn with raised bed for planting and gravel footpath leading to front door. Off road parking for two/three vehicles.

## GARAGE

Accessed via up and over door. Power and light installed. Pedestrian access to garden.

## DIRECTIONS

From Bridgend town take Park Street, turn left onto Oaklands Drive, turn right onto Oaklands Road and left onto Oaklands Rise. Turn right onto Oaklands Avenue and the property can be found on your right hand side.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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