



Great Western Avenue, Bridgend. CF31  
1NN

£149,995



# Great Western Avenue, Bridgend. CF31 1NN

NO ONWARD CHAIN - An extended 3 bedroom semi detached home comprising generous living room, I-shaped kitchen / diner, 3 bedrooms and family bathroom. Rear storage and enclosed garden. Driveway parking. IDEAL FOR PRINCESS OF WALES HOSPITAL.

£149,995 - Freehold

- PERFECT LOCATION FOR POW HOSPITAL
- Extended 3 bed semi detached house
- Generous living room. Downstairs wc
- 4 piece suite family bathroom
- Good sized rear garden with storage
- EPC - . Close to playing fields
- NO ONWARD CHAIN



## DESCRIPTION

Introducing this three bedroom semi detached house which is located on a no-through road close to the centre of Bridgend and local playing fields. This home is ideally located for walking to the Princess of Wales Hospital and the McArthur Glen Designer Outlet Village as well as Bridgend train and bus stations. There is a main bus route, with a bus stop close by and it is within easy access to J36 of the M4.

Litchard Primary schools and Penybont Primary are in easy walking distance and there are various local food outlets and amenities close by. The property has a gas fired combination boiler and PVCu windows throughout.

This property is sold with no on going chain.

## PORCH

The front door is to the side of the porch with a further door leading into entrance hall.

## ENTRANCE HALL

The entrance hall has internal doors to the downstairs wc and living room plus stairs to the first floor.

## CLOAKROOM

The downstairs cloakroom comprises a low level w.c and a corner wall fitted basin. There is a small frosted glazed window to the side and plenty of space for hooks to store coats.

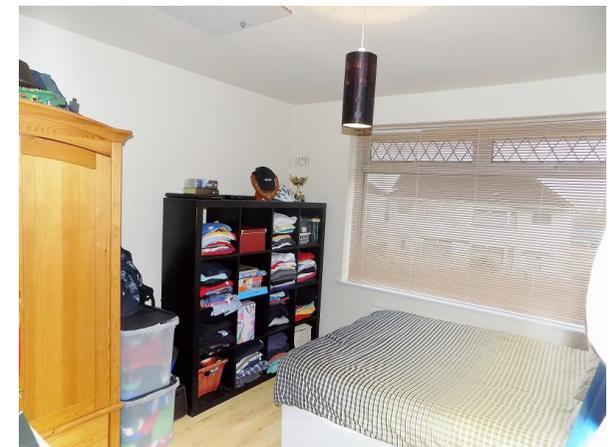
## LOUNGE

This generous open plan lounge has a large double glazed window to the front and wood effect laminate floor. There is a lovely central focal point of a chimney recess which is currently housing an electric free standing fire. French doors lead through to the open plan kitchen/dining area.

## KITCHEN/DINER

This L-shaped room provides an excellent area for dining as well as plenty of kitchen storage with dual aspect natural light.

The kitchen comprises a range of low level and wall mounted kitchen units in cream with a complimentary wood effect roll top wood surface and splash back plinth. There is space for an eight burner Range cooker below the integrated extractor hood and also an integrated fridge/freezer and dishwasher.



## BATHROOM

Located to the rear of property this good sized family bathroom comprises a four piece suite in white with w.c. bath, wash hand basin and separate shower cubicle with glazed doors. The floor and walls are covered with ceramic tiles and there is a frosted window overlooking the rear.

## BEDROOM 1

This is a rear facing double bedroom with wall to wall fitted wardrobes and strip wood flooring.

## BEDROOM 2

This is a front facing double bedroom with wood effect laminate flooring. The loft is accessible from this room via the built in loft ladder.

## BEDROOM 3

This is a front facing single bedroom.

## OUTSIDE

To the rear there is a good sized enclosed rear garden laid to lawn with rear shrubs and trees, plus an additional patio area ideal for outdoor dining. There is a detached former garage, now only used for storage, however it does have plumbing for a washing machine.

The front of the property is driveway parking and enclosed front garden.



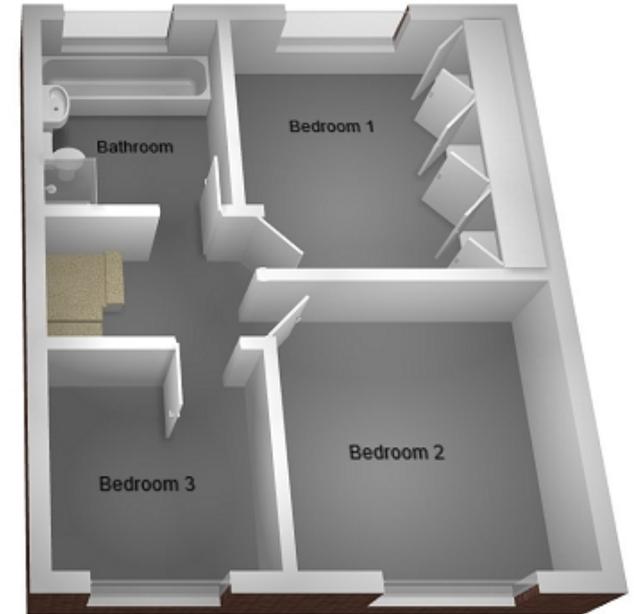
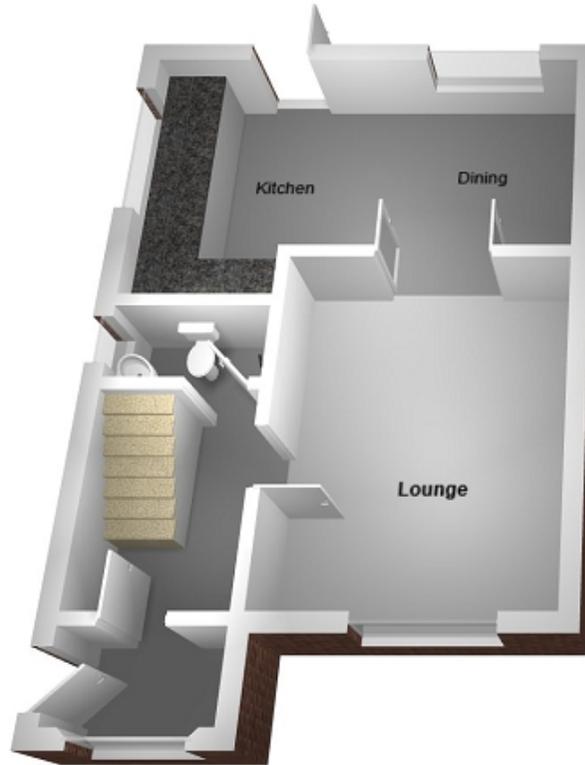
# Floorplan & EPC

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