



Oaklands Road, Bridgend. CF31 4SU

£240,000



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IMMACULATELY PRESENTED - An extended three bedroom semi detached house in a popular location comprising entrance hall, two generous reception areas, kitchen through diner, conservatory, downstairs WC, utility room, three bedrooms and luxury family bathroom. South facing rear garden. MUST BE VIEWED!

£240,000

- IMMACULATELY presented & extended to the rear
- Three bedroom semi detached house
- Generous living space & conservatory
- High gloss walnut finish kitchen
- Four piece suite luxury bathroom
- South facing landscaped garden/ Off road parking
- EPC - D . Viewing recommended.



DESCRIPTION

Introducing an immaculately presented and extended three bedroom semi detached house in a popular location. The property is within walking distance of Bridgend town centre and close to Maes Yr Haul Primary School, Llangewydd Court and Bryntirion primary Schools and Bryntirion Comprehensive school as well as walking distance of local food stores and retail outlets.

This property benefits from gas fire combination boiler and PVCu double glazing throughout.

We highly recommend viewing at the earliest opportunity.

ENTRANCE PORCH

The front access is through a Upvc front door into the porch and then glazed doors through in to the entrance hall.

The entrance hallway is bright and airy and has a beautiful stained glass window to the side plus a fitted storage cupboard under the stairs.

ENTRANCE HALL

A welcoming entrance hallway with a beautiful stain glass window to the side bringing in plenty of natural light and a handy fitted storage cupboard. There are then internal doors through to reception rooms and kitchen.

RECEPTION 1 (14' 9" max x 14' 1" max) or (4.50m max x 4.30m max)

(The measurements are to include the bay.) A delightful living space with very neutral decor, dominated by a beautiful bay window overlooking the front. There is a lovely central feature of a gas coal effect fire and marble effect back plate. There are also glazed display cabinets which have been fitted into the chimney breast alcoves.

RECEPTION 2 (24' 7" x 11' 10") or (7.50m x 3.60m)

This living room opens through to the rear extension and gives a lovely open plan feel finished with solid Oak flooring and a modern gas fire recessed into the chimney breast. Additional natural light is via the skylight and rear French doors which overlook the landscaped rear garden.

Feature archway leading through to dining area.



KITCHEN (12' 2" x 9' 6") or (3.70m x 2.90m)

This contemporary kitchen has been finished in a high gloss Walnut and comprises a range of low level and wall mounted units with a complementary work surface and ceramic tiles to splash back. There is an integrated induction hob with overhead extractor hood, waist height cooker and combination microwave oven, fridge/freezer, dishwasher and plenty of additional storage.

Through to dining area.

DINING AREA

There is space to house a good sized dining suite which also benefits from an open arch way back through to the rear extension. Plenty of natural light is provided via the overhead skylight and arch through to the conservatory.

CONSERVATORY (9' 6" x 10' 10") or (2.90m x 3.30m)

A lovely addition to the back of the property which is an inviting area to sit and appreciate the rear view to the gardens.

UTILITY

To the rear lobby area there is plumbing for automatic washing machine, space for tumble drier and a wall mounted Worcester gas fired combination boiler. The side access door leads to the side pathway. Doorway through into the downstairs WC.

DOWNSTAIRS W.C.

Comprising a two piece suite comprising low level WC and wash hand basin with storage below and a frosted glazed window to side.

FIRST FLOOR LANDING

This spacious landing has a large window overlooking the front bringing in an abundance of natural light. There are doors off to three bedrooms and a family bathroom as well as a generous fitted storage cupboard and access into the loft space.



FAMILY BATHROOM

Beautifully finished in a white suite comprising low level WC, wash hand basin with vanity shelf and storage below, freestanding roll top slipper bath and quadrant style shower cubicle with sliding glazed door. There are modern ceramic tiles to the wall and floor, a wall mounted heated chrome towel rail and large frosted glazed window to the side.

BEDROOM 1 (11' 10" x 12' 6") or (3.60m x 3.80m)

This lovely double bedroom has wall to wall fitted wardrobes and a large window overlooking the rear garden.



BEDROOM 2 (12' 2" x 12' 6") or (3.70m x 3.80m)

A front facing double bedroom benefiting from floor to ceiling, wall to wall fitted wardrobes with sliding mirrored doors.

BEDROOM 3 (11' 10" x 6' 11") or (3.60m x 2.10m)

Rear facing single bedroom with neutral decor.



OUTSIDE

The enclosed rear garden has been extensively landscaped and comprises an area of artificial turf, raised patio, additional raised beds and plenty of mature trees and shrubs. For the avid gardener there is also a glass house behind the garage and with a southerly aspect this garden captures all of the daytime sunshine. There is a courtesy door leading through into the larger than average garage.

To the front is enclosed front garden laid with small shrubs and decorative stone and driveway parking.

GARAGE

Larger than average garage accessed via automatic roller shutter door providing ample storage. There is power and light installed and a courtesy door to garden.



DIRECTIONS

Leaving Bridgend via Park Street continue up Bryntirion Hill and just before the traffic lights turn left onto Oaklands Road where the property can be found on the right hand side.

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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