



Rushfield Gardens, Bridgend, Bridgend  
County. CF31 1DF

£219,950



## Rushfield Gardens, Bridgend, Bridgend County. CF31 1DF

NO ONWARD CHAIN - Modern three bedroom detached house comprising entrance hall, lounge, kitchen/diner, CONSERVATORY, bedroom one with fitted wardrobes and EN SUITE, two further bedrooms, family bathroom, enclosed rear garden and single GARAGE with driveway parking. MUST BE VIEWED!

£219,950 - Freehold

- Modern three bedroom detached house
- Sought after cul de sac development
- Close to the Princess of Wales Hospital and Bridgend town centre
- Beautifully presented throughout
- Modern decor and finishes, EPC-D
- Enclosed rear garden / single garage
- Viewing recommended / no onward chain



## DESCRIPTION

Introducing this beautifully presented three bedroom detached home located in a sought after development close to the Princess of Wales Hospital and within easy walking distance of Bridgend town centre for access to the mainline train services and bus station.

The property benefits from an open plan kitchen/diner with the addition of a conservatory to the rear with under floor heating. Bedroom one has fitted wardrobes and en suite shower room and to the rear there is an enclosed rear garden with single garage and driveway parking. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

## ENTRANCE HALL

Central light fitting to remain, emulsioned walls, skirting and wood effect laminate flooring. Stairs leading to the first floor and doorway through into the lounge.

## LOUNGE (15' 7" x 11' 2") or (4.75m x 3.40m)

Benefiting from dual aspect natural light via double glazed timber framed window overlooking the front with fitted venetian blind and a circular timber framed window overlooking the side. Central light fitting to remain, coved ceiling, emulsioned walls, skirting and a continuation of the laminate floor. Feature fireplace which is an electric recessed pebble effect fire and space for recessed flat screen TV. Doorway through into the kitchen/diner.

## KITCHEN/DINER (15' 7" x 8' 8") or (4.75m x 2.65m)

Beautifully appointed modern kitchen finished with skimmed ceiling with recessed LED spot light, emulsioned walls, skirting and porcelain tiled floor. The kitchen itself is finished with a range of low level and wall mounted handle less units in high gloss white with complementary roll top work surface and splash back plinth. Inset sink with mixer tap and drainer, four gas ring hob with overhead extractor hood and glass splash back. Integrated dishwasher, washing machine, waist height electric cooker and fridge/freezer. Built in breakfast/dining table and a modern vertical radiator. Feature slate effect slipper tile wall and light fitting over the dining area to remain. Built in storage cupboard under the stairs. Sliding patio doors into the utility.

## CONSERVATORY (13' 5" x 9' 4") or (4.10m x 2.85m)

Apex roof with polycarbonate anti glare finish, central light fitting, two aspect of PVCu double glazing with high level opening windows and fitted venetian blinds. French doors leading out to the rear garden, emulsioned walls and ceramic tiles to the floor with under floor heating.

## LANDING

Via stairs with fitted carpet and chrome balustrade. Access to loft storage, timber framed window with fitted venetian blind and storage cupboard above the stairs housing the wall mounted gas fired combination boiler.

## BEDROOM 1 (10' 6" x 9' 0") or (3.20m x 2.75m)

Overlooking the rear via double glazed timber frame window with fitted venetian blind and finished with skimmed ceiling, emulsioned walls, skirting and fitted carpet. Built in fitted wardrobes with modern sliding doors hiding access to the en suite.



## EN SUITE

Recessed LED spot lights, frosted window and three piece suite in white comprising w.c. wash hand basin with storage below and walk in shower with concertina door. Ceramic tiles to all splash back areas, wall mounted mirror and laminate flooring.

## BEDROOM 3 (8' 2" x 6' 3") or (2.50m x 1.90m)

Overlooking the front via double glazed timber frame window with fitted venetian blind and finished with emulsioned walls, skirting and fitted carpet.

## BEDROOM 2 (8' 2" x 9' 2") or (2.50m x 2.80m)

Overlooking the side via timber frame double glazed window with fitted venetian blind this double bedroom is finished with emulsioned walls, skirting and fitted carpet.

## FAMILY BATHROOM

Frosted glazed window finished with fitted venetian blind, central light fitting to remain, full height ceramic tiles to the walls and laminate flooring. Three piece suite in white comprising w.c. wash hand basin with waterfall chrome mixer tap and storage below and bath with waterfall mixer tap and plumbed over bath shower with shower attachment and rain water head and side glazed shower screen. Built in additional storage and a modern fitted radiator.

## OUTSIDE

Enclosed rear garden laid to patio and lawn with mature trees and shrubs and detached single garage with traditional up and over door.

Driveway parking to the front with gated access to the patio area and back to the side of the property.

## DIRECTIONS

Travelling out of Bridgend on Coity Road turn right onto Springfield Gardens and down the hill turn left onto Rushfield Gardens and the property can be found on the left hand side.



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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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