



Oaklands Avenue, Bridgend, Bridgend
County. CF31 4ST

£325,000



PAYTON
JEWELL
CAINES

Oaklands Avenue, Bridgend, Bridgend County. CF31 4ST

We are delighted to offer this immaculately presented three bedroom detached bungalow situated in the popular location of Oaklands Avenue. The property benefits from luxurious kitchen with integrated appliances, shower room, large conservatory and detached garage. Viewing comes highly recommended.

£325,000 - Freehold

- Three bedroom detached bungalow
- Well presented throughout
- Kitchen with breakfast bar & appliances
- Shower room & walk-in wardrobe
- Good size conservatory, EPC - D, Council tax band - E
- Low maintenance gardens, single garage



DESCRIPTION

A delightful three bedroom detached bungalow situated within close proximity of Newbridge Fields and Bridgend town centre.

Viewing comes highly recommended to view this immaculate home which benefits from spacious kitchen with breakfast bar and integrated appliances, good size lounge, walk-in wardrobe, en suite bathroom to master bedroom and an enclosed rear garden with single garage. High quality features throughout.

ENTRANCE

Access via PVCu fully glazed front door into entrance hallway.

ENTRANCE HALL (19' 8" x 3' 7") or (6.0m x 1.09m)

Large hallway. Skimmed and coved ceiling with two centre lights, thermostat controls for central heating, storage cupboard, emulsioned walls, limestone polished flooring and radiator.

LOUNGE (17' 5" x 11' 8") or (5.30m x 3.55m)

Skimmed and coved ceiling with one centre light, emulsioned walls, PVCu double glazed box bay window to front aspect, radiator, electric wall mounted feature fire and fitted carpet.

BEDROOM 3 (9' 4" x 8' 10") or (2.85m x 2.68m)

Skimmed and coved ceiling, emulsioned walls, radiator, PVCu double glazed window to front aspect and fitted carpet.

BEDROOM 2 (13' 5" x 13' 11") or (4.08m x 4.24m)

Skimmed and coved ceiling, papered walls, PVCu double glazed window to rear elevation, radiator and fitted carpet. Storage cupboard (already plumbed to covert to en-suite if required).

DOWNSTAIRS SHOWER ROOM (7' 7" x 7' 4") or (2.32m x 2.24m)

Skimmed and coved ceiling with automatic sensor lighting (lighting will come on once door has opened), fully tiled walls and natural stone flooring. Three piece suite comprising walk-in mains fed shower and glass screen, low level w.c. and feature sink with marble, making a centre piece to this delightful contemporary bathroom. Heated towel rail. Airing cupboard.

KITCHEN (16' 4" x 11' 6") or (4.97m x 3.51m)

Skimmed and coved ceiling. A range of wall and base units in cream with marble work top and Travertine tiled splash back to sink area. Natural limestone flooring. Integrated appliances to include microwave, double oven, dish washer, wine chiller and induction hob with hood. Cupboard housing gas combination boiler. Bosch style double sink with contemporary hose effect mixer tap. Radiator.

CONSERVATORY (12' 8" x 11' 8") or (3.87m x 3.55m)

Poly carbonate roof, PVCu double glazed French doors giving access to rear, PVCu double glazed units set on dwarf wall with blinds to remain, radiator and natural stone polished flooring.



INNER HALLWAY (9' 4" x 7' 3") or (2.85m x 2.22m)

Skimmed and coved ceiling, emulsioned walls with one wall feature wallpaper, radiator, PVCu double glazed window to side elevation and fitted carpet. Staircase leading to first floor.

FIRST FLOOR LANDING

Skimmed and coved ceiling with centre light, emulsioned walls and PVCu double glazed window to side.

MASTER BEDROOM (14' 10" x 14' 4") or (4.52m x 4.36m)

Skimmed ceiling with centre light, emulsioned walls, PVCu double glazed window to side aspect and white washed wood effect laminate flooring. Access into eaves, ideal for storage.

EN-SUITE BATHROOM (10' 0" x 5' 7") or (3.06m x 1.71m)

Skimmed ceiling with three down lights, extractor fan, fully tiled walls and ceramic tiled flooring. Three piece suite comprising circular hand basin set within vanity, low level w.c. and roll top bath with mixer tap and hand held shower attachment.

WALK-IN WARDROBE (10' 0" x 5' 7") or (3.06m x 1.71m)

Skimmed ceiling, emulsioned walls and fitted carpet.

OUTSIDE

Rear is enclosed and bounded by brick wall with side access via wooden gate. Laid to patio with cobbled stone and raised borders with mature planting. Wooden gate and Indian Stone pathway leading to single garage with power and light installed. Outside tap. Courtesy door and window to garage.


Open plan front garden laid to gravel with feature borders and unique planting. Footpath leading to front door. Shared driveway to side giving access to garage with plumbing for washing machine and tumble drier.

NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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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