



Oaklands Avenue, Bridgend, Bridgend
County. CF31 4ST

£275,000



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Three/four bedroom DETACHED BUNGALOW comprising entrance hall, lounge, kitchen, bedroom 4 or dining room, family shower room, three further bedrooms with ENSUITE to master, low maintenance rear garden, OFF ROAD PARKING and GARAGE. NO ONGOING CHAIN. Early viewing highly recommended.

£275,000

- Well presented three/ four bedroom detached bungalow
- Good sized kitchen
- Gas fired combination boiler
- Low maintenance rear garden
- Off road parking/ Garage
- Cul de sac location/ EPC - D, Council tax band -



DESCRIPTION

Introducing this well presented three/four bedroom detached bungalow within walking distance of Bridgend town centre with all amenities and facilities and Broadlands commercial centre offering shops, takeaways and restaurants. The property benefits from ensuite to master bedroom, low maintenance private enclosed rear garden, off road parking and garage with power and lighting. Offered with no ongoing chain.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsioned ceiling, centre pendant light, emulsioned walls, radiator, skirting and fitted carpet. Door separating the bedrooms. Fitted storage cupboard with shelving and radiator.

KITCHEN (12' 4" x 7' 10") or (3.76m x 2.39m)

textured and coved ceiling with centre spot lights, smoke alarm, papered walls with tiling to splash back areas, radiator, large PVCu double glazed window overlooking the side of the property, skirting and tiled flooring. A range of wall and base units in an oak effect with complementary roll top work surface. Integrated fridge/freezer(not currently working). Space for washing machine. Integrated electric oven and four ring electric hob with chrome extractor fan. One and a half bowl inset stainless steel sink with chrome mixer tap.

BEDROOM 4/DINING ROOM (13' 11" x 9' 4") or (4.23m x 2.85m)

Textured and coved ceiling, centre light with ceiling rose, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

LOUNGE (20' 0" max x 10' 5" max) or (6.09m max x 3.17m max)

Textured and coved ceiling, two sets of centre light, papered walls with two wall mounted lights, feature gas fire with tiled surround, hearth and wooden mantel, radiator, large PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

FAMILY SHOWER ROOM (8' 11" max x 6' 2" max) or (2.71m max x 1.89m max)

Textured ceiling, centre light, emulsioned walls with aqua panels to the splash back areas, radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and lino flooring. Three piece suite comprising low level WC and sink sent within vanity unit with double doors and chrome mixer tap, large walk in shower with overhead chrome shower and bi-fold glass shower screen door.

BEDROOM 1 (13' 6" max x 10' 10" max) or (4.11m max x 3.30m max)

Emulsioned ceiling, centre pendant light, papered and emulsioned walls, radiator, PVCu double glazed door leading to the rear garden with PVCu half double glazed side panel overlooking the garden, skirting and fitted carpet. Built in storage around the bed with two cupboards either side. Two double built in wardrobes.

EN-SUITE (8' 2" x 6' 1") or (2.48m x 1.86m)

Emulsioned ceiling, centre light, three tiled walls and one wall with aqua panel, radiator, frosted PVCu double glazed window overlooking the side of the property and wood effect lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome tap and shower enclosure with overhead chrome mixer shower, bi-folding glass shower screen, shower seat and assisted hand rail. Cupboard housing combination boiler.



BEDROOM 2 (12' 9" x 8' 10") or (3.89m x 2.68m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

BEDROOM 3 (9' 7" x 7' 9") or (2.93m x 2.36m)

Textured ceiling, centre pendant light, papered walls, radiator, PVCu double glazed window overlooking the side of the property, skirting and fitted carpet.

OUTSIDE

Private low maintenance enclosed rear garden laid to patio with feather edge fencing. Side gated leading to the front of the property. Courtesy door to garage.

To the front of the property is laid to lawn with off road parking. Concrete pathway leading to the front door.


GARAGE

Electric up and over door. Power and light installed.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk