



Rushfield Gardens, Bridgend, Bridgend
County. CF31 1DE

£225,000



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Three bedroom DETACHED house offered with NO ONGOING CHAIN comprising lounge, dining room, kitchen, Master bedroom with ENSUITE, two further bedrooms, family bathroom, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE.

£225,000

- Three bedroom detached house
- Quiet cul de sac location
- Master bedroom with ensuite
- Enclosed rear garden
- No ongoing chain/ EPC - D, Council tax band -
- Off road parking/ Garage



DESCRIPTION

Introducing this three bedroom detached house situated in a pleasant cul de sac. The property benefits from lounge, dining room, fitted kitchen, master bedroom with ensuite, garage and off road parking. The property is conveniently positioned for the M4 corridor, McArthur Glen designer outlet, Sainsburys, bus stops giving good access into Bridgend town centre and is within walking distance of the Princess Of Wales Hospital.

ENTRANCE

Via part frosted glazed wooden door into the entrance hall finished with artexed ceiling, centre pendant light, emulsioned walls, skirting and fitted carpet. Stairs leading to first floor. Door way to lounge.

LOUNGE (15' 6" max x 10' 8" max) or (4.73m max x 3.26m max)

Skimmed and coved ceiling, centre light, emulsioned walls, chimney breast with feature electric fire with marble hearth, back plate and wooden surround, two radiators, dual aspect natural light via double glazed window overlooking the front of the property and one overlooking the rear of the property, skirting and laminate flooring. Door to under stairs storage with light and power.

DINING ROOM (9' 0" x 7' 4") or (2.75m x 2.23m)

Artexed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed french doors leading to rear garden, skirting and a continuation of the laminate flooring.

KITCHEN (8' 11" x 7' 10") or (2.73m x 2.39m)

Artexed ceiling, centre light, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the front of the property, skirting and tiled flooring. A range of wall and base units in a medium oak with complementary roll top work surface, space for under counter fridge/freezer, space for washing machine. Integrated electric oven with four ring gas hob and pull out extractor fan. One and a half basin inset ceramic sink with chrome mixer tap.

FIRST FLOOR LANDING

Via stairs with fitted carpet and hand rail. Artexed ceiling, centre light, smoke alarm, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and a continuation of the fitted carpet. Door ways leading off the three bedrooms and family bathroom. Over stairs storage with racks.

MASTER BEDROOM (12' 3" max x 9' 3" max) or (3.74m max x 2.83m max)

Artexed ceiling with centre pendant light, emulsioned walls, radiator, two built in double wardrobes, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Door way to ensuite.

EN-SUITE (8' 6" max x 3' 0" max) or (2.60m max x 0.91m max)

Artexed ceiling with centre pendant light, extractor fan, emulsioned walls with tiling to splash back areas, radiator, PVCu frosted double glazed window overlooking the front of the property, skirting and wood effect tiled lino flooring. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with overhead shower.

BEDROOM 2 (9' 2" x 7' 3") or (2.79m x 2.22m)

Artexed ceiling with centre pendant light, two walls emulsioned and two papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.



BEDROOM 3 (7' 9" x 6' 2") or (2.37m x 1.87m)

Artexed ceiling with centre pendant light, access to loft, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

FAMILY BATHROOM (6' 6" x 5' 7") or (1.99m x 1.70m)

Artexed ceiling, centre light, extractor fan, one wall emulsioned with the remaining walls tiled, radiator, PVCu frosted double glazed window overlooking the front of the property, skirting and wood effect lino tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap.

OUTSIDE

Enclosed private rear garden in need of some TLC but offers good potential. Side gate leading to the front of the property.

The front of the property is open plan with decorative stone chippings and off road parking leading to garage.

GARAGE


Traditional up and over door.

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		83
(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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