



Wyndham Crescent, Bridgend, Bridgend
County. CF31 3DN

£215,000



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Two bedroom semi detached BUNGALOW with huge potential comprising entrance porch, lounge, dining room, kitchen, two bedrooms, family bathroom, enclosed and private rear garden, large GARAGE and ample OFF ROAD PARKING. Sold with NO ONGOING CHAIN.

£215,000

- Two bedroom semi detached bungalow
- Close to town centre and local schools
- Two reception rooms
- Good sized front and rear gardens
- Off road parking/ large garage
- Sold with no ongoing chain/ EPC- E, Council tax band - D



DESCRIPTION

Introducing this semi detached two bedroom spacious bungalow located on a sought after street within walking distance of Bridgend town centre and giving easy access to retail and food outlets and local schools (Oldcastle Primary and Brynteg Secondary). Bridgend College is also within a 5 minute walk.

The property benefits from two good sized bedrooms, generous living accommodation, large garage, ample off road parking as well as an enclosed private rear garden. The property is sold with no ongoing chain.

The property has a large loft space which may be ideal for conversion (subject to the appropriate planning consents) and a tandem double garage to the rear.

SOLD WITH NO ONWARD CHAIN.

ENTRANCE PORCH

Via aluminium framed double glazed sliding door into the entrance porch finished with Perspex roof, PVCu double glazed window to the side, gas meter and PVCu frosted double glazed door leading into the lounge.

LOUNGE (16' 3" max x 14' 10" max) or (4.95m max x 4.52m max)

Measurements into the alcoves. Papered and coved ceiling, centre pendant light, papered walls with dado rail, radiator, two PVCu double glazed window overlooking the front of the property, skirting and original block wood parquet flooring. Gas fire and chimney breast with alcoves either side. Door to inner hallway. Sliding door way leading to dining room.

DINING ROOM (14' 0" max x 10' 0" max) or (4.26m max x 3.04m max)

Measurements into the alcoves. Papered ceiling, centre pendant light, papered walls with dado rail, radiator, PVCu French doors leading to rear garden, electric fire place with stone hearth and surround, chimney breast with built in storage to one side of the alcove, skirting and part original parquet wood block flooring.

KITCHEN (13' 11" max x 8' 9" max) or (4.24m max x 2.67m max)

Measurements excluding alcove. Textured ceiling, centre strip light, papered walls with tiling to splash back areas, two radiators, PVCu double glazed window overlooking the rear of the property, frosted PVCu double glazed door leading to the rear garden, skirting and lino flooring. A range of wall and base units with complementary roll top work surface. One and a half inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine. Space for freestanding electric cooker with four ring gas hob. Space for freestanding fridge/freezer.

INNER HALLWAY

Artexed ceiling with sunken spot lights, smoke alarm, access to large loft via pull down ladder. The loft space offers potential for future conversion (subject to the necessary consents). Emulsioned walls, skirting and a continuation of the parquet block wood flooring. Door ways leading off to two bedrooms, family bathroom and kitchen.

BEDROOM 1 (14' 5" max x 10' 10" max) or (4.39m max x 3.29m max)

Papered and coved ceiling, centre pendant light, papered walls with dado rail, radiator, large PVCu double glazed bay window, skirting and a continuation of the block wood flooring.



BEDROOM 2 (13' 0" max x 9' 10" max) or (3.95m max x 2.99m max)

Papered ceiling, centre pendant light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the rear of the property, skirting and part wood block parquet flooring.

FAMILY BATHROOM (9' 10" x 6' 4") or (2.99m x 1.93m)

Textured ceiling, centre strip light, papered walls with tiling to splash back areas, PVCu double glazed window overlooking the side of the property, radiator and lino flooring. Four piece suite comprising low level WC, wash hand basin with chrome mixer tap set within vanity unit, bath, large walk in shower with electric shower and glass surround.

OUTSIDE

The rear garden is laid to patio with steps leading down to decorative stone. Courtesy door to garage.

Enclosed front garden with gate and path leading to front door enclosed by hedgerow with an area laid to lawn. Shared driveway with off road parking for two/three vehicles.

DETACHED GARAGE


Double length garage to the side built in cavity construction. Traditional up and over door. Courtesy door to garden.

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		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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