



Garfield Avenue, Bridgend, Bridgend  
County. CF31 1QA

£199,950



# Garfield Avenue, Bridgend, Bridgend County. CF31 1QA

Three bedroom semi detached family home comprising entrance hall, TWO RECEPTION ROOMS, kitchen, three bedrooms, family shower room, enclosed rear garden, OFF ROAD PARKING and GARAGE. Ideal first time buy. Viewing highly recommended.

£199,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Ideal location for the Princess Of Wales hospital
- Ideal first time buy
- Off road parking/ garage
- Enclosed rear garden/ Council Tax- C / EPC -E





## DESCRIPTION

Introducing this three bedroom semi detached house benefiting from two reception rooms, detached garage and off road parking. The property is ideally situated within easy walking distance of the Princess Of Wales hospital and McArthur Glen designer outlet as well as being within minutes of the M4 corridor at junction 36. Litchard Primary School is close by. Viewing recommended to fully appreciate. The property would make an ideal first time purchase.

## ENTRANCE

Via the side of the property through a part glazed and frosted PVCu front door into the entrance hall finished with emulsioned ceiling, centre pendant light, textured papered walls, skirting and fitted carpet. Stairs leading to first floor. Door into lounge/diner

## DINING ROOM (12' 1" max x 10' 6" max) or (3.68m max x 3.19m max)

Papered ceiling, centre light, three walls textured papered and one emulsioned wall, feature gas fire set on marble hearth, radiator, single glazed wooden framed window overlooking the kitchen, skirting and fitted carpet. Under stairs storage cupboard with shelving and lighting. Arch way leading into lounge.

## LOUNGE (15' 2" max x 11' 9" max) or (4.63m max x 3.59m max)

Textured papered ceiling, centre light, textured papered walls, two wall mounted lights, two radiators, PVCu double glazed bay window overlooking the front of the property, further PVCu double glazed window overlooking the front of the property, skirting and fitted carpet.

## KITCHEN (14' 10" max x 6' 11" max) or (4.52m max x 2.12m max)

Pitched and artexed ceiling, two wooden framed double glazed Velux windows, centre strip light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking rear garden, skirting and wood effect lino flooring. A range of wall and base units with complementary roll top work surface. Stainless steel sink with chrome taps. Integrated electric oven with four ring hob and overhead extractor fan. Space for washing machine and space for under counter fridge. Space for fridge/freezer. Breakfast bar area with radiator below. PVCu double glazed door leading to rear garden with PVCu double glazed side panel.

## FIRST FLOOR LANDING

Via stairs. Textured ceiling, two sets of pendant lights, smoke alarm, access into attic, papered walls, PVCu frosted double glazed window overlooking the rear of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

## FAMILY SHOWER ROOM (7' 8" x 5' 0") or (2.34m x 1.53m)

Emulsioned ceiling with sunken stainless steel spot lights, decorative coving, white gloss fully tiled walls with centre strip, chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Bi-folding doors leading to cupboard housing hot water tank with further shelving. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and shower cubicle with overhead electric shower and folding glass screen.

## BEDROOM 1 (12' 5" max x 9' 3" max) or (3.78m max x 2.82m max)

Textured ceiling, centre light, papered walls, wall mounted light, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.



## **BEDROOM 2 (10' 6" max x 6' 11" max) or (3.20m max x 2.12m max)**

Textured papered ceiling, centre pendant light, ceiling rose, papered walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet. Built in storage cupboard.

## **BEDROOM 3 (9' 9" max x 5' 8" max) or (2.96m max x 1.73m max)**

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

## **OUTSIDE**

Enclosed rear garden via feather edge fencing, mainly laid to patio with an area of decorative stone.

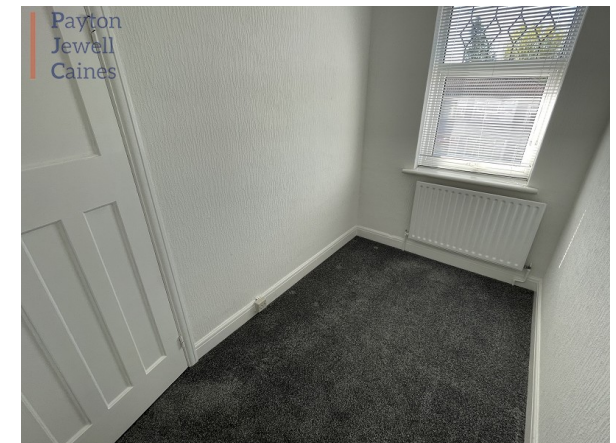
The front of the property is enclosed by brick wall and double gates leading to off road parking. Front garden laid to decorative stone with pathway leading to the front door with steps leading up.

## **GARAGE**

Courtesy door to side. PVCu window overlooking the side.


## **NOTE**

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

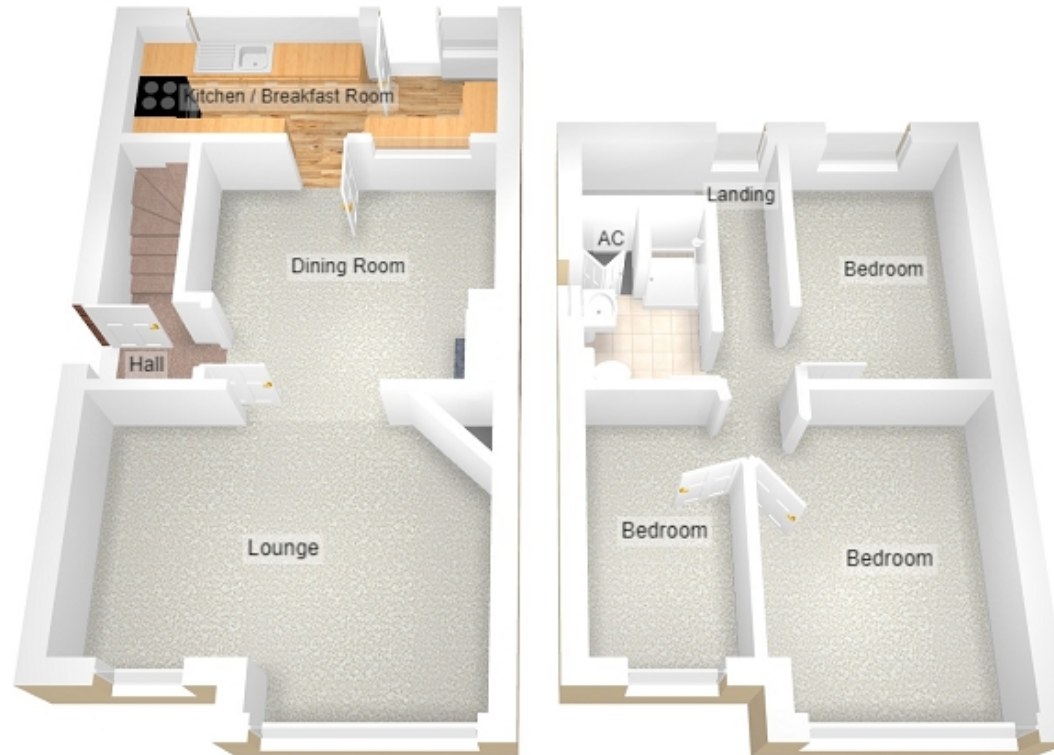




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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