



Bradfield Avenue, Bridgend, Bridgend
County. CF31 4HL

£300,000

PCJ PAYTON
JEWELL
CAINES

Bradfield Avenue, Bridgend, Bridgend County. CF31 4HL

Introducing for sale this three bedroom semi detached house comprising entrance porch, hallway, open plan lounge/diner, kitchen, DOWNSTAIRS WC/UTILITY, three bedrooms and a FOUR PIECE FAMILY BATHROOM SUITE, mature gardens to the front, side and rear with driveway for OFF ROAD PARKING and GARAGE.

£300,000 - Freehold

- Three bedroom semi detached house
- Downstairs WC/ EPC - E , Council tax band - E
- Open plan lounge/diner with feature fire
- Modern four piece bathroom suite
- Generous sized garden to the front, side and rear
- Off road parking/ garage
- EASY WALKING DISTANCE OF BRIDGEND TOWN CENTRE



DESCRIPTION

We are pleased to introduce for sale this traditional three bedroom semi detached house benefiting from beautifully mature gardens to the front, side and rear, downstairs WC/ utility room and a modern four piece family bathroom suite. Early viewing is encouraged on this beautiful family home located within the well regarded area of Bridgend and conveniently situated within easy walking distance of Bridgend town centre with all its amenities as well as local Primary, Secondary schools and transport hub.

ENTRANCE PORCH

Via composite door through to entrance porch finished with skimmed ceiling, ceiling light, tiled walls with modern anthracite vertical radiator, PVCu double glazed window overlooking the front and side of the property set on dwarf wall and tiled flooring. Timber door leading through to entrance hall.

ENTRANCE HALL

Skimmed ceiling, ceiling light, smoke detector, papered walls, radiator, staircase leading to first floor, under stair storage cupboard and block wood parquet flooring. Door ways lead off.

LOUNGE/DINER (23' 10" max x 11' 11" max) or (7.26m max x 3.62m max)

Measurements into the alcove, skimmed ceiling, two sets of feature ceiling roses and ceiling lights, emulsioned walls, two radiators, dual aspect PVCu double glazed window overlooking the rear aspect and PVCu double glazed bay window overlooking the front, two sets of chimney breasts with alcoves either side and block wood parquet flooring. Main focal point of the room is a gas fired Gazco reflex 75T inset convector fire with harmony remote control system set on a chimney breast which has stone effect tiles.

KITCHEN (17' 3" x 8' 5") or (5.27m x 2.57m)

Skimmed ceiling, two sets of ceiling lights, part papered walls, radiator, dual aspect with PVCu double glazed window overlooking rear aspect and PVCu double glazed window overlooking the side, PVCu door with frosted glass panel leading to rear porch and tiled flooring. Pantry. A range of wall and base units in white with co-ordinating work surface, double inset stainless steel sink with drainer and mixer tap. Integrated double oven and hob. Space for fridge/freezer.

REAR PORCH

Ceiling light, skimmed walls and tile effect thermoplastic flooring. Timber door leading to the rear garden. Timber door leading into garage and door leading into the downstairs WC.

DOWNSTAIRS W.C. (6' 2" x 5' 9") or (1.87m x 1.76m)

Skimmed ceiling, ceiling light, emulsioned walls with tiling to splash back, PVCu double glazed frosted window overlooking the rear, plumbing and space for automatic washing machine, wall mounted Ideal gas combination boiler and tiled flooring. Two piece suite comprising wash hand basin with mixer tap and low level WC.

FIRST FLOOR LANDING

Via staircase with fitted carpet and balustrade. Skimmed ceiling, ceiling light, smoke detector, access to loft, on the turn of the stairs is a PVCu frosted window overlooking the side of the property, papered walls and fitted carpet. All doors lead off.



BEDROOM 1 (12' 0" x 11' 11") or (3.65m x 3.64m)

Measurements not including bay. Skimmed ceiling, ceiling light, papered walls, PVCu double glazed bay window overlooking the front of the property, radiator and fitted carpet.

BEDROOM 2 (11' 5" x 11' 0") or (3.47m x 3.35m)

Skimmed ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking rear aspect and fitted carpet.

BEDROOM 3 (8' 0" x 7' 8") or (2.43m x 2.34m)

Skimmed ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking front of the property and fitted carpet.

FAMILY BATHROOM (9' 1" x 7' 5") or (2.78m x 2.27m)

Skimmed ceiling, ceiling light, floor to ceiling tiled walls, PVCu double glazed frosted window overlooking the rear aspect, wall mounted heated chrome towel rail and tiled flooring. Four piece suite comprising low level WC, wash hand basin set on vanity with mixer tap, freestanding roll top bath and walk in shower with overhead rainfall shower.

OUTSIDE

The property benefits from gardens to the front, side and rear. Section laid to stone chippings bounded by mature shrubs and planting, two outside lights and access to outside water tap. To the side of the property the garden is mainly laid to lawn with an area of patio slabs, trellis and gate leading to the front of the property.

The front of the property is laid to lawn with lots of mature shrubs and fruit trees. Driveway for off road parking.

GARAGE

Power and lighting. Up and over door to the front. Two sets of PVCu double glazed windows overlooking the side aspect.

NOTE

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


DIRECTIONS

Leaving Bridgend on Park Street take the first left turning onto St Leonard's Road, at the top of the road turn right onto West Road and left onto Westfield Avenue, Bradfield Avenue can be found on the next right hand turn and the property can be found on the left hand side.

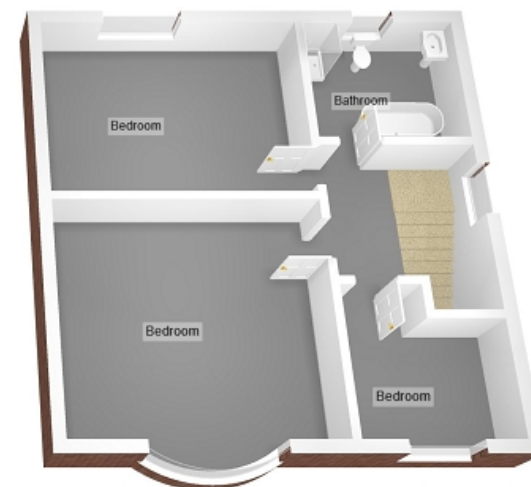
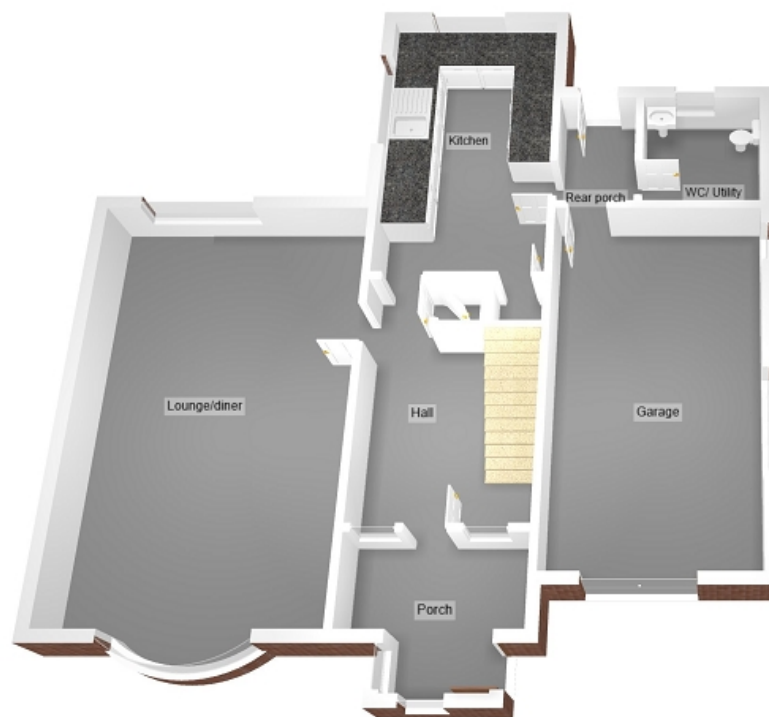


For more photos please see www.pjchomes.co.uk

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		
(39-54) E	54	
(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.



www.pjchomes.co.uk

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