

Payton
Jewell
Caines



Oaklands Avenue, Bridgend, Bridgend
County. CF31 4ST

Offers Over
£250,000

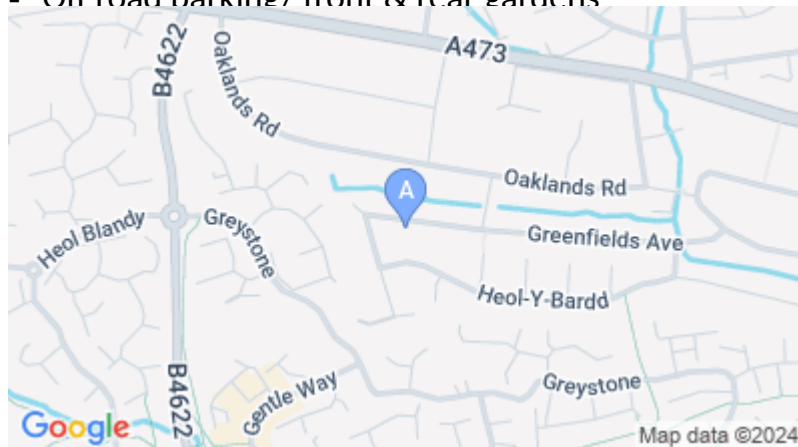
 PAYTON
JEWELL
CAINES

Oaklands Avenue, Bridgend, Bridgend County. CF31 4ST

Two/ three bedroom DETACHED BUNGALOW comprising entrance hall, lounge, kitchen, CONSERVATORY, two bedrooms plus bedroom three or reception room two, bathroom, DETACHED SINGLE GARAGE, enclosed rear garden and OFF ROAD PARKING. NO ONGOING CHAIN. Viewing highly recommended.

Offers Over £250,000 - Freehold

- Two/three bedroom detached bungalow
- One/two reception rooms / EPC - D/ Council tax - D
- Good sized conservatory to the rear
- Detached single garage with electric up and over door
- Gas fired combination boiler/ sold with no onward chain
- Off road parking/ front & rear gardens



DESCRIPTION

Introducing this two/three 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 conservatory, detached single garage, enclosed rear garden and off road parking. The property is offered with no ongoing chain.

Key Features

FREEHOLD

Option for 2 or 3 bedrooms

Option for 1 or 2 reception rooms

Good size conservatory to the rear

Gas fired combi boiler

Walking distance to Broadlands retail centre

NO ONWARD CHAIN

ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with emulsions walls, skirting and solid oak floor.

KITCHEN (12' 2" x 7' 9") or (3.70m x 2.35m)

Overlooking the side via PVCu double glazed window with a fitted Venetian blind and finished with central spot lights, emulsions walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in a pine finish with a complementary roll top work surface and ceramic tiles to the splash back. Inset one and a half basin sink with chefs tap and drainer. Integrated double electric oven with four ring gas hob and overhead extractor hood. Space for high level fridge/freezer. Plumbing for automatic washing machine. Wall mounted Ferroli gas fired combination boiler.

BEDROOM 1 (14' 1" x 9' 4") or (4.30m x 2.85m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and finished with a coved ceiling, emulsions walls, skirting and fitted carpet. Fitted storage comprising two sets of double wardrobes and over bed storage.

LOUNGE (10' 6" x 20' 2") or (3.20m x 6.15m)

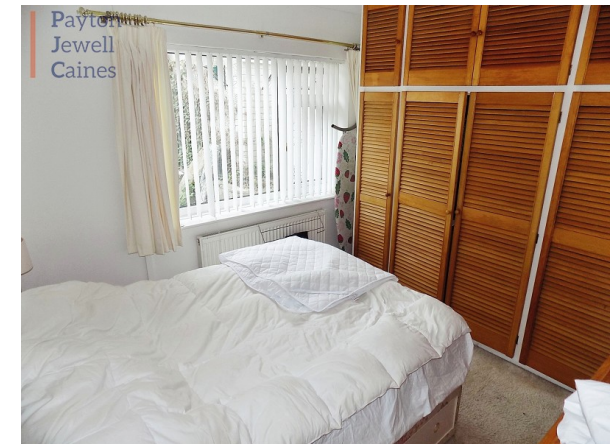
Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with a coved ceiling, emulsions walls, skirting and solid oak floor. Feature fireplace with coal effect electric fire, marble hearth and mantel.

BATHROOM

PVCu frosted glazed window to the side, central light fitting, radiator, full height ceramic tiled walls and tiled flooring. Three piece suite comprising WC, wash hand basin with vanity unit below and bath with over bath electric shower and side glazed shower screen.

REAR LOBBY

Fitted storage cupboard with shelving.



BEDROOM 2 (9' 8" x 11' 0") or (2.95m x 3.35m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 3/RECEPTION 2 (12' 10" x 8' 10") or (3.90m x 2.70m)

Coved ceiling, emulsioned walls, PVCu double glazed sliding patio doors with a fitted vertical blind leading into the conservatory, skirting and solid oak floor.

CONSERVATORY (12' 10" x 10' 4") or (3.90m x 3.15m)

Polycarbonate anti glare roof, central light fitting and fan, matching wall lights, dual aspect natural light via PVCu double glazed windows to the side and rear with a PVC sill, emulsioned dwarf walls, wall mounted electric heater, skirting and ceramic tiled floor.

OUTSIDE

Enclosed rear garden laid to patio with steps leading up to an elevated area with access to rear storage. Side gated access.

Open aspect front garden laid to lawn with mature trees and shrubs. Block paviour driveway.

DETACHED GARAGE


Automatic electric up and over door, power and light installed.

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	59	
(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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