

Payton  
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Caines



Oaklands Road, Bryntirion, Bridgend  
County. CF31 4SN

£365,000

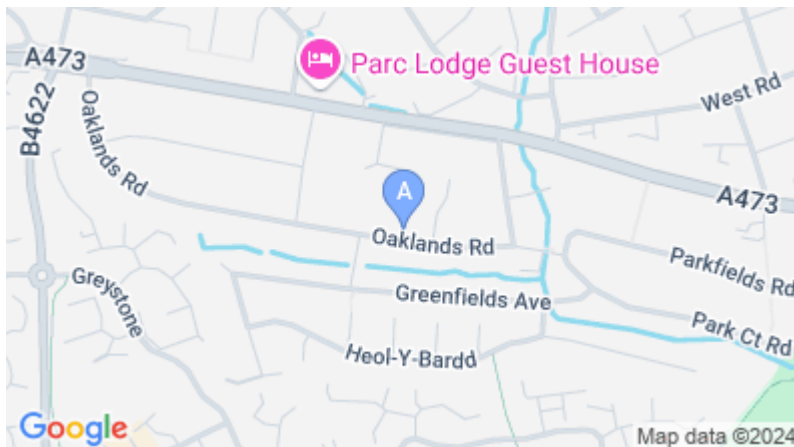


# Oaklands Road, Bryntirion, Bridgend County. CF31 4SN

We are pleased to offer this extended five bedroom semi detached house, situated within the sought after location of Bridgend, The property benefits from spacious accommodation throughout and would prove an ideal family home. Internal viewing comes highly recommended.

£365,000

- Traditional extended semi detached house
- Five bedrooms/ EPC - , Council tax band - D
- Downstairs WC/ utility room
- Open plan kitchen/diner
- Large rear garden with garden room
- Off road parking/ Garage



## DESCRIPTION

An attractive five bedroom extended semi detached house, situated within the popular location of Bridgend and close proximity to Bridgend town centre and Recreational centre. The property benefits from open plan kitchen/diner, downstairs WC, utility room, rear garden with garden room and off road parking. Viewing comes highly recommended on this delightful family home.

## ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted glazed side panels and finished with emulsioned ceiling, centre pendant light, emulsioned walls with dado rail, radiator, skirting and tiled flooring. Stairs leading to the first floor. Door to downstairs WC and lounge. Opening into kitchen/diner.

## LOUNGE (14' 10" x 11' 11") or (4.51m x 3.62m)

Measurements into the bay. Emulsioned and coved ceiling, centre light, ceiling rose, emulsioned walls with dado rail, large PVCu double glazed bay window overlooking the front of the property, radiator, skirting and wood effect laminate flooring. Feature chimney breast with wooden mantel, tiled surround and sandstone hearth.

## DOWNSTAIRS W.C. (3' 7" x 2' 4") or (1.10m x 0.70m)

Emulsioned ceiling with sunken spot lights, tiled walls and fitted ply to the floor. Two piece suite comprising low level WC and wall hung sink with chrome mixer tap.

## KITCHEN/DINER (18' 2" x 11' 4") or (5.54m x 3.45m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear garden, wall mounted vertical white radiator, skirting and a continuation of the tiled flooring. A range of wall and base units in a shaker style white with a complementary square edge wood block work surface. Gas range cooker to remain. Space for freestanding wine cooler. Integrated fridge/freezer and dishwasher. centre island housing a one and a half stainless steel sink with black mixer tap and space for three breakfast bar stools. Further space for dining room table with corner bench seating. Door leading to utility. Opening into snug/playroom area.

## UTILITY (8' 3" x 7' 7") or (2.51m x 2.30m)

Emulsioned and coved ceiling with sunken spot lights, emulsioned walls, PVCu double glazed door leading to rear garden, wooden door leading to the rear of the garage, skirting and wood effect laminate flooring. Two tall built in larder style cupboards with one base unit in a shaker style green with complementary square edge wood block work surface. Space for freestanding washing machine. Further built in shelving.

## SNUG/ PLAYROOM (9' 9" x 8' 7") or (2.98m x 2.62m)

Vaulted ceiling with two double glazed wooden skylights, sunken chrome spot lights, emulsioned walls, PVCu double glazed doors leading out to the rear garden, electric radiator, skirting and laminate flooring.

## FIRST FLOOR LANDING

Via stairs with fitted carpet to the treads, oak spindles and handrail. Split landing finished with emulsioned ceiling, two pendant lights, access into loft, emulsioned walls with dado rail and fitted carpet. Door leading to over stair storage housing gas boiler. Doors leading to five bedrooms and family bathroom.



## **BEDROOM 1 (14' 3" x 11' 1") or (4.35m x 3.38m)**

Measurements into the bay. Emulsioned ceiling, centre light, emulsioned walls with dado rail, large PVCu double glazed bay window overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

## **BEDROOM 2 (11' 5" x 10' 9") or (3.49m x 3.28m)**

Emulsioned and coved ceiling, papered walls with dado rail, large PVCu double glazed window overlooking the rear of the property, radiator, skirting and wood effect laminate flooring.

## **BEDROOM 3 (11' 4" x 8' 0") or (3.45m x 2.45m)**

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring.

## **BEDROOM 4 (10' 6" x 8' 3") or (3.21m x 2.51m)**

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and laminate flooring.

## **BEDROOM 5 (7' 8" x 6' 11") or (2.34m x 2.10m)**

Emulsioned ceiling, centre pendant light, emulsioned walls with dado rail, PVCu double glazed window overlooking the front of the property, radiator, skirting and laminate flooring.

## **FAMILY BATHROOM (7' 7" x 7' 3") or (2.31m x 2.22m)**

Emulsioned ceiling, centre light, emulsioned walls with tiling to splash back areas, chrome towel radiator, frosted PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. Three piece suite comprising low level WC, wall hung vanity sink unit with chrome mixer tap and bath with folding glass screen, chrome mixer tap and overhead chrome mixer shower.

## **OUTSIDE**

Rear garden is enclosed by feather edge fencing and block wall. Laid to artificial grass with decked area and steps leading down to Indian sandstone patio. Raised borders with mature shrubs. Outside lighting. Outside double socket. Outside tap.

Built garden room ideal for a home office with two PVCu double glazed windows, sunken spot lights, emulsioned walls, PVCu double glazed doors and laminate flooring.

Off road parking for three/four vehicles. Access to the garage.


## **GARAGE**

Electric roller shutter garage door, power and light installed. Courtesy door leading to utility room.



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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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