



Oaklands Road, Bridgend, Bridgend County.
CF31 4SX

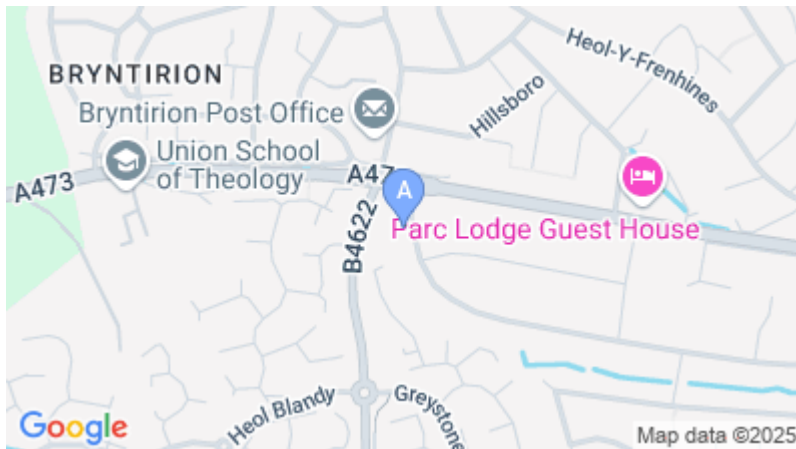
£259,950

Oaklands Road, Bridgend, Bridgend County. CF31 4SX

Three bedroom semi detached house situated in the popular location of Oaklands Road which is within walking distance of Newbridge Fields and Bridgend town centre. The property benefits from two reception rooms, kitchen, utility/w.c. first floor bathroom, enclosed rear garden, DRIVEWAY PARKING and GARAGE. Viewing highly recommended.

£259,950 - Freehold

- Three bedroom semi detached property
- Ideal location
- Fully re-wired / Gas combination boiler
- Good size private rear garden
- Off road parking to the front and garage
- Viewing recommended / Council tax - E / EPC - D



DESCRIPTION

Introducing this three bedroom semi detached house situated within the popular residential area of Bridgend, close to Newbridge Fields and Bridgend town centre. The property benefits from generous size reception rooms, good size enclosed and private rear garden, off road parking to the front and garage. Viewing highly recommended.

ENTRANCE

Via part glazed and frosted PVCu front door with side panel into the entrance hall.

ENTRANCE HALL

Stairs leading to the first floor, doors leading into the kitchen, dining area and lounge. Under stairs storage area housing the electric meter and electric consumer box and shelving. Plastered and coved ceiling with centre pendant light, ceiling rose, smoke alarm, textured and papered walls, radiator, skirting and original wood block parquet flooring. PVCu frosted glazed window overlooking the side of the property and timber framed single glazed unit looking into the lounge providing plenty of natural light.

RECEPTION 2/DINING ROOM (16' 6" max x 13' 3" max) or (5.03m max x 4.04m max)

Plastered, emulsioned and coved ceiling with wood beams, papered walls, three wall mounted lights, skirting, continuation of the parquet flooring, large PVCu double glazed bay window overlooking the front of the property and radiator. Feature chimney breast with large wooden exposed beams, stone hearth and surround.

LOUNGE (15' 5" max x 11' 10" max) or (4.69m max x 3.61m max)

Textured and papered ceiling with centre pendant light, ceiling rose and coving, textured and papered walls, skirting and a continuation of the parquet flooring. Feature chimney breast with red brick surround and tiled hearth. Two radiators and PVCu double glazed bay window overlooking the rear of the property.

KITCHEN (11' 11" x 9' 1") or (3.63m x 2.78m)

Wood clad ceiling with centre strip light and coving, tiled walls, tiled wood effect vinyl flooring, radiator and large PVCu double glazed window overlooking the rear of the property. A range of wall and base units in shaker style cream with complementary roll top wood effect laminate work tops housing a stainless sink with chrome mixer tap. Space for freestanding cooker, washing machine and fridge/freezer. Door leading to an inner hallway.

INNER HALLWAY

Textured ceiling, fully tiled walls, tiled flooring, PVCu frosted double glazed door leading to the driveway and PVCu frosted double glazed door leading out to the rear garden. Door leading to the utility/w.c.

UTILITY AREA/W.C. (12' 3" x 4' 6") or (3.73m x 1.38m)

Plastered and emulsioned ceiling with centre pendant light, wood clad walls, vinyl flooring in wood tile effect, work top with inset stainless steel sink and chrome taps, low level w.c. PVCu frosted double glazed window overlooking the side of the property and single glazed window looking out to the rear garden.



LANDING

Via stairs with fitted carpet and original handrail and spindle balustrade. Textured ceiling with centre pendant light, ceiling rose and smoke alarm. Textured and papered walls, skirting, fitted carpet and PVCu double glazed window overlooking the front of the property. Doors leading to three bedrooms, family bathroom, store room and the airing cupboard which houses the gas combination boiler with radiator and shelving.

STORAGE/STUDY (5' 10" x 4' 8") or (1.77m x 1.41m)

Emulsioned ceiling with centre pendant light, textured and papered walls, skirting, fitted carpet and glazed window overlooking the landing.

BEDROOM 1 (12' 8" max x 11' 11" max) or (3.85m max x 3.64m max)

Textured, papered and coved ceiling with centre pendant light and ceiling rose, textured and papered walls, skirting, fitted carpet, radiator and large PVCu double glazed window overlooking the lovely views to the rear of the property.

BEDROOM 2 (12' 5" x 12' 1") or (3.79m x 3.69m)

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

BEDROOM 3 (12' 0" x 8' 8") or (3.66m x 2.65m)

Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property.

FAMILY BATHROOM (8' 3" max x 8' 1" max) or (2.52m max x 2.46m max)

Plastered and emulsioned ceiling with inset spot lights and extractor fan, aqua panelled walls in white gloss with herringbone effect tiling to the bath and shower areas, vinyl flooring in wood effect, two PVCu frosted double glazed windows to the side of the property and chrome towel rail radiator. Three piece suite comprising bath with chrome mixer tap, built in shelving, overhead chrome mixer shower with hand attachment, vanity sink unit with chrome mixer tap and low level w.c.

OUTSIDE

Driveway parking to the front of the property for 2/3 vehicles with E.V. Charger. Front garden with raised beds, mature shrubbery including flowering Wisteria, a range of Roses and decorative stone. Path leading to the front door.


Enclosed and private rear garden, first section is laid to decking and block paved pathway leading to the rear of the property which is laid to lawn with a further patio area and greenhouse with raised beds and mature shrubbery.

GARAGE

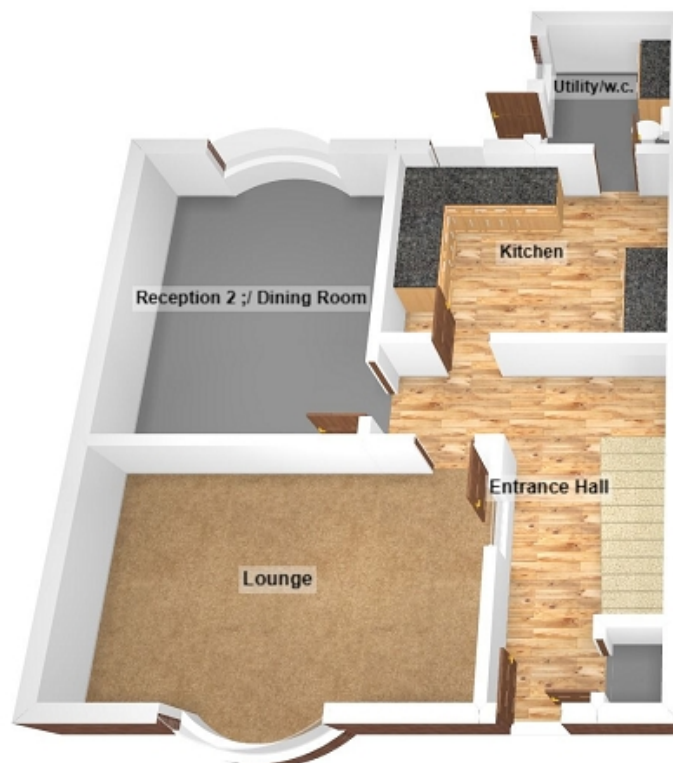
Accessed via the driveway with power.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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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