

Payton
Jewell
Caines



Garfield Avenue, Bridgend, Bridgend
County. CF31 1QB

£335,000



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Three bedroom DETACHED bungalow comprising entrance hall, WC, lounge, dining room, three bedrooms, family shower room, kitchen, CONSERVATORY, enclosed rear garden, GARAGE and generous OFF ROAD PARKING. No ongoing chain.

£335,000 - Freehold

- Good sized one level detached bungalow
- Maintained to a good level
- Off road parking/ Garage
- Enclosed private rear garden
- Sold with no onward chain
- EPC - E, Council tax band - D



DESCRIPTION

Introducing this three bedroom detached bungalow situated in the popular location of Litchard and is sold with no onward chain. Litchard is conveniently located close to McArthur Glen designer outlet, Bridgend town centre, Princess of Wales Hospital, Litchard Primary School and has a convenience store close by. There is a local church and bus route to Bridgend nearby. Viewing highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted double glazed unit to the side and finished with textured ceiling, centre pendant light, coving, emulsioned walls, radiator, skirting and lino tiled flooring. Doors leading to lounge/diner and WC.

DOWNSTAIRS W.C. (6' 8" x 5' 9") or (2.03m x 1.76m)

Textured ceiling, centre light, emulsioned walls, tiled cubicle with hanging rail and shelving, wall mounted towel radiator, frosted PVCu double glazed window overlooking the side of the property, skirting and wood effect lino tiled flooring. Two piece suite comprising vanity WC unit and vanity sink unit with chrome tap and roll top work top space.

DINING AREA (13' 5" x 9' 8") or (4.10m x 2.94m)

Textured and coved ceiling, centre light, emulsioned walls with dado rail, large PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Opening into lounge.

LOUNGE (19' 11" max x 8' 11" max) or (6.06m max x 2.73m max)

Textured and coved ceiling, centre light, emulsioned walls with dado rail, PVCu double glazed bay window overlooking the front of the property, two radiators, feature gas fireplace (back boiler) with marble hearth and surround with wooden mantel, skirting and fitted carpet. Door into inner hallway and further door leading off to another bedroom.

BEDROOM (10' 7" x 9' 10") or (3.22m x 3.00m)

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

INNER HALLWAY

Accessed from the lounge. Textured ceiling, centre light, access to loft with pull down ladder and partially boarded (good head space with potential to convert subject to planning permission), emulsioned walls, radiator, skirting and wood effect laminate flooring. Doors leading to two bedrooms, kitchen and family shower room.

BEDROOM (10' 10" x 9' 11") or (3.29m x 3.02m)

Measurements to the front of the fitted wardrobes. Emulsioned ceiling, centre light, textured papered walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet. Built in wardrobes with mirrored frontage.

BEDROOM (12' 4" x 10' 0") or (3.75m x 3.04m)

Textured ceiling, centre light, papered walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet. Built in wardrobe and drawer units.



FAMILY SHOWER ROOM (6' 5" x 5' 5") or (1.95m x 1.66m)

Emulsioned ceiling with sunken chrome spot lights, wall mounted towel radiator, PVCu frosted double glazed window overlooking the side of the property, wall mounted mirrored cabinet, floor to ceiling tiled walls in a marble effect with centre strip and tiled flooring. Three piece suite comprising low level vanity WC unit, vanity sink unit with chrome mixer tap and corner curved glass shower screen with overhead electric shower and glass sliding doors.

KITCHEN (10' 4" x 9' 2") or (3.16m x 2.80m)

Textured ceiling with centre fan light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the side of the property, radiator, skirting and laminate flooring. A range of wall and base units in a shaker style oak with complementary square edge work surface. Integrated appliances to include electric oven, four ring gas hob with overhead extractor fan, microwave, fridge/freezer, washing machine and dishwasher. Inset stainless steel sink with chrome mixer tap. Opening into lean to Conservatory.

CONSERVATORY (12' 6" x 7' 2") or (3.80m x 2.19m)

Perspex roof, PVCu double glazed panels to the front and side with Thomas Sanderson blinds, French doors leading out to the rear garden, PVCu frosted double glazed door leading out to the side of the property, radiator, skirting and tiled flooring.

OUTSIDE

Good sized enclosed and private rear garden backing on to the playing fields. Mainly laid to lawn with hard standing for a greenhouse. Raised decked area. Area of decorative stone for further seating. Side gated access to the front of the property.


Good sized front garden with concrete path leading to the front door. Mainly laid to lawn with area of borders and mature shrubs. Off road parking for four vehicles leading to garage.

GARAGE

Electric up and over door. Power and light installed. Window to the side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(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