



**10 Baiden Avenue, Bridgend, CF33 6NF**  
**£210,000**

Ferriers Estate Agents are pleased to offer for sale this deceptively spacious, three bedroom semi-detached property, conveniently situated close to all local amenities. Within easy access of Junction 37 of the M4 Motorway and the Towns of Bridgend, Port Talbot and the popular seaside resort of Porthcawl. The accommodation briefly comprises:- entrance porch, hallway, bathroom, lounge, three reception rooms, large kitchen / diner, inner hallway and a utility room to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front driveway suitable for 2-3 vehicles and an enclosed rear garden with side access.

Tenure = Freehold (to be confirmed by a legal representative).  
EPC Rating = D.  
Council Tax Band = C.

## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, tiled flooring, uPVC double glazed window with obscured glass to the front, opening into:-

### Hallway

Skimmed ceiling, skimmed walls, tiled flooring, radiator, carpeted stairs to the first floor, three doors off:-

### Bathroom 8'2" x 4'8" (2.51 x 1.44)

Skimmed and coved ceiling, skimmed and tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a corner jacuzzi bath, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

### Reception Room Two 9'8" x 10'11" (2.96 x 3.34)

Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Reception Room One 11'3" x 14'2" (3.45 x 4.34)

Skimmed and coved ceiling, skimmed and papered walls, fitted carpet, radiator, log effect electric fireplace sitting on a tiled hearth, opening into:-

### Kitchen / Diner 18'4" x 11'10" (5.61 x 3.62)

Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drainage with a stainless steel mixer tap, integrated appliances to include a gas double oven, gas hob and a dishwasher, space and plumbing for a washing machine, space for a freestanding fridge/freezer, ample space for a dining table, two uPVC velux rooflight windows, uPVC double glazed window to the rear, uPVC double glazed french doors to the rear, door into:-

### Inner Hallway

Skimmed ceiling with spotlight, skimmed walls, tiled flooring, uPVC velux rooflight window, uPVC double glazed door to the side, two doors off:-

### Utility Room 4'5" x 7'11" (1.36 x 2.43)

Skimmed ceiling, tiled walls, tiled flooring, chrome heated towel rail, a range of base units and one wall mounted unit with a complementary work surface housing a stainless steel sink/drainage with mixer tap, space and plumbing for a washing machine and/or tumble dryer, corner low level W.C., uPVC double glazed window with obscured glass to the side. Can be put back to its original use of a shower room - all plumbing remaining.

### Reception Room Three / Bedroom Four 13'0" x 7'9" (3.98 x 2.37)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the side. Can be utilised as a fourth bedroom.

## First Floor

### Landing

Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear, four doors off:-

### Bedroom One 11'6" x 10'3" (3.51 x 3.13)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, over the stairs storage cupboard, uPVC double glazed window to the front.

### Bedroom Two 9'10" x 11'3" (3 x 3.44)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Bedroom Three 8'7" x 8'7" (2.62 x 2.63)

Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### Shower Room 6'9" x 7'8" (2.06 x 2.36)

Skimmed ceiling, PVC clad walls, tile effect vinyl flooring, radiator, three piece suite comprising a corner shower cubicle, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

## Outside

### Front Garden

Driveway suitable for 2-3 vehicles, steps leading down to the property entrance.

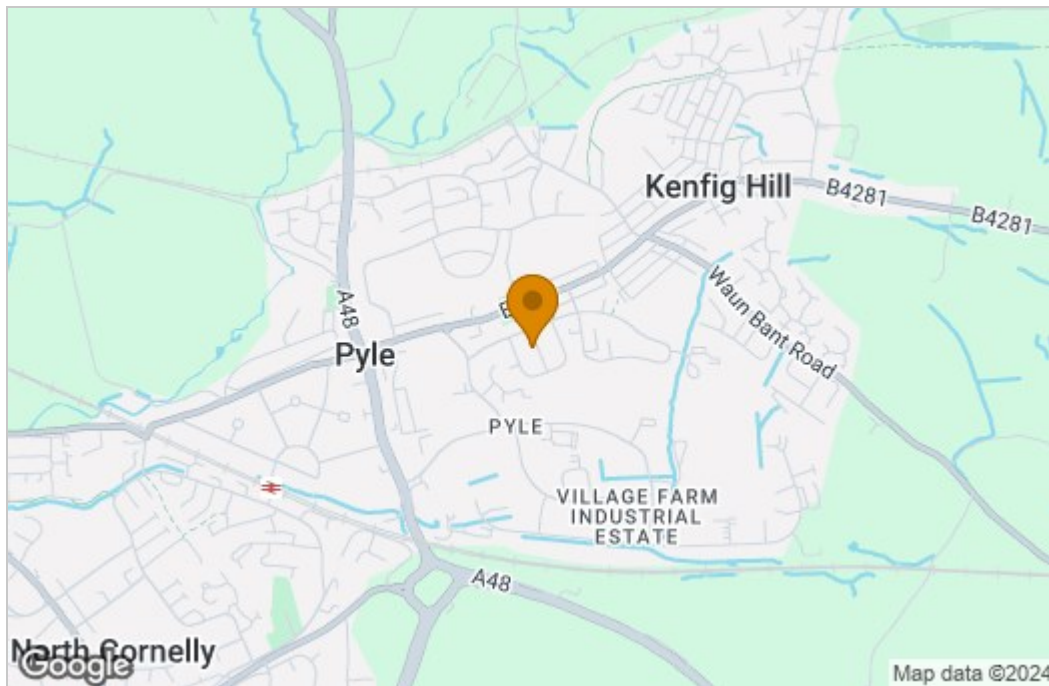
### Rear Garden

Area laid to patio, further area laid to lawn, side access via a pedestrian gate leading to the front of the property which is laid to concrete, bordered with block walls and wood panel fencing.

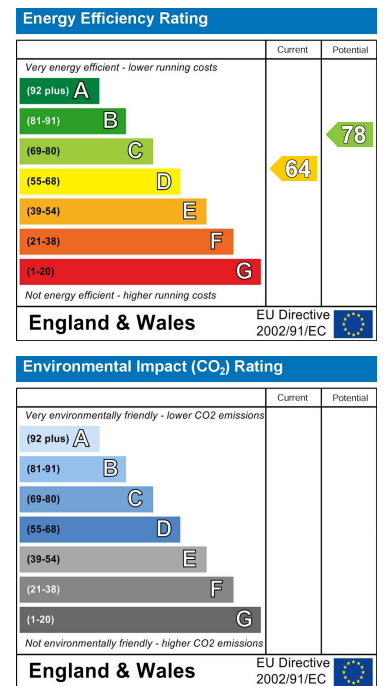
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.