

27 Parcau Avenue
Bridgend
Bridgend County
CF31 4SZ

£320,000



- An Extended Three Bedroom Semi Detached Home
- Well Presented Throughout
- Three Separate Receptions Rooms
- Downstairs WC
- Fully Fitted Kitchen
- Four Piece Family Bathroom
- Large Attic Room
- Stunning Large Rear Garden
- Gated Driveway
- Sought After Location

Ref: PRA11074

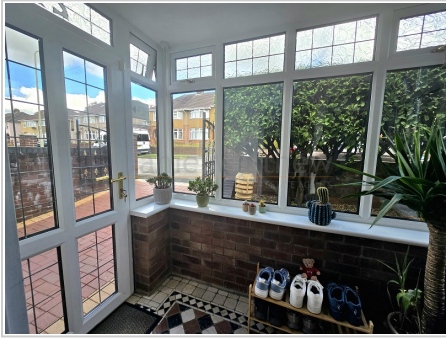
Viewing Instructions: Strictly By Appointment Only



General Description

*** EXCELLENT SIZE FAMILY HOME WITH A STUNNING REAR GARDEN PLUS DRIVEWAY*** This extended three bedroom semi-detached property is well presented throughout. This spacious property offers - an entrance porch, hallway, WC, three separate reception rooms, a fitted kitchen, three bedrooms, family four piece bathroom and a spacious loft room. The rear garden is an excellent size and landscaped, it has a large patio area with steps leading to a lawned garden, it has two garden sheds. The front of the property is enclosed and has a gated driveway. Situated in a popular sought after location, just a short walk to Bridgend town centre and Newbridge playing fields. The property is located with great access to local reputable schools and close proximity to Junction 36 of the M4 Motorway and the A48. Viewing comes highly recommended to appreciate what this property has to offer. Call us on 01656 750764 to arrange a viewing.

Accommodation



Entrance Porch

Enter via a UPVC door into a porch which has white UPVC double glazed windows and terrazzo tiled flooring. Door leading into hallway.



Entrance Hallway

The welcoming spacious hallway has skimmed walls and ceiling with feature dado rails and moulded coving. Radiator. UPVC obscure glazed window to side elevation. Fitted carpets with staircase to first floor. Under stairs storage cupboards and door to WC.



WC (3' 10" x 3' 10") or (1.16m x 1.17m)

A two piece white suite with fully tiled walls and floor. Obscure UPVC glazed window to side elevation.



Sitting room (12' 5" x 12' 8") or (3.78m x 3.85m)

Situated to the front of the property, this light and airy room offers a central feature fireplace with Minster style hearth and surround. Skimmed and coved ceiling with fitted carpets. UPVC double glazed bay window with radiator under.



Lounge (24' 11" x 11' 1") or (7.60m x 3.39m)

Widening to 3.49M

This spacious extended room has skimmed walls and ceiling with feature dado rail and coving. Radiator. Fitted carpets. The focal point is the mantle piece and marble hearth. White UPVC French doors leading out onto the garden. Opening into the dining room.



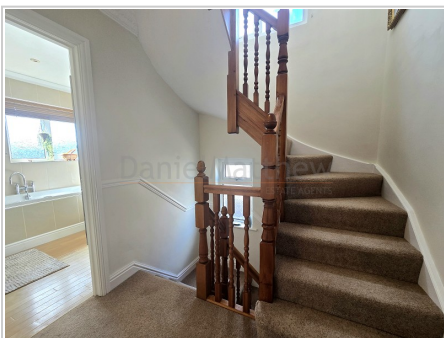
Dining Room (12' 2" x 12' 5") or (3.70m x 3.78m)

This room also forms part of the extension and has ample room for an eight seater table and chairs. Skimmed ceiling with coving and access to low level loft. Feature dado rail. White UPVC French doors leading out onto the garden. Radiator. Ceramic tiled floor. Archway to kitchen.



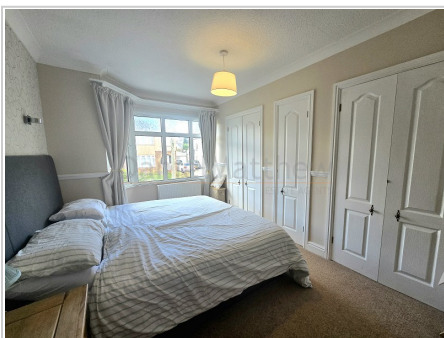
Kitchen (13' 11" x 8' 2") or (4.24m x 2.50m)

The Kitchen has been fitted with a range of base and wall units to include inset draws and wine rack with coordinating roll top laminate work surface and an inset single drainer sink with mixer tap. Integrated electric oven and four ring gas hob with a recessed extractor hood over. Space and plumbing has been provided for freestanding appliances. The Kitchen further benefits from ceramic tiled flooring, radiator, spot lights, a double glazed UPVC window with blind to the side elevation and a UPVC door to the front elevation.



Landing

The First Floor Landing is accessed via a carpeted staircase from the entrance hall and benefits from a continuation of the carpeted flooring, further staircase leading to the second floor loft room. Obscure UPVC double glazed window to the side elevation. Skimmed ceiling with moulded coving. Doors lead to all first floor rooms.



Bedroom One (13' 0" x 8' 11" Min) or (3.96m x 2.73m Min)

Maximum room width measured inside wardrobes 3.40M

A spacious double bedroom situated to the front of the property with a UPVC double glazed bay window with radiator under. Built in wardrobes. Fitted carpets. Papered and coved ceiling with feature dado rail.



Bedroom Two (11' 10" x 8' 11" Min) or (3.60m x 2.73m Min)

Maximum room width measured inside wardrobes 3.40M

A double bedroom situated to the rear of the property with a UPVC double glazed window with blinds and radiator under. Built in wardrobes. The ferroli combination central heating boiler is located in one of the wardrobes. Fitted carpets. Skimmed and coved ceiling with feature dado rail.



Bedroom Three (6' 10" x 8' 0") or (2.08m x 2.43m)

Situated to the front of the property with a UPVC double glazed window with blinds and radiator under. Fitted carpets. Skimmed and coved ceiling with feature dado rail.



Bathroom (6' 9" x 8' 0") or (2.07m x 2.43m)

The spacious family bathroom has been fitted with a four piece suite in white comprising of a sunken Jacuzzi bath with mixer tap and hand shower, a shower enclosure with thermostatic shower over, a pedestal wash basin and a low level WC. Fully tiled walls, wood effect laminate flooring, skimmed ceiling with coving and down lights. Chrome heated towel rail and obscured double glazed UPVC window with blind.



Loft Room (19' 7" x 11' 3") or (5.97m x 3.44m)

The loft Room is a great addition to this family home and is accessed via a fixed carpeted staircase from the first floor landing and benefits from fitted carpets, recessed skimmed sloping ceiling with down lights, eaves with storage cupboards, a double glazed UPVC window to the side elevation and two 'Velux' windows to the rear elevation.



Garden

This large inviting garden is perfect for a family. It has a spacious patio area with shed which is ideal for entertaining and relaxing with family and friends. A set of steps leads to a lovely landscaped mature garden which benefits from shrubs and bushes. The decorative stones and circular feature adds a touch of elegance. The brick storage shed is a great addition and has power.

The front of the property is enclosed and gated which leads to a block paved driveway.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

Tenure

We are informed that the tenure is Freehold

Council Tax

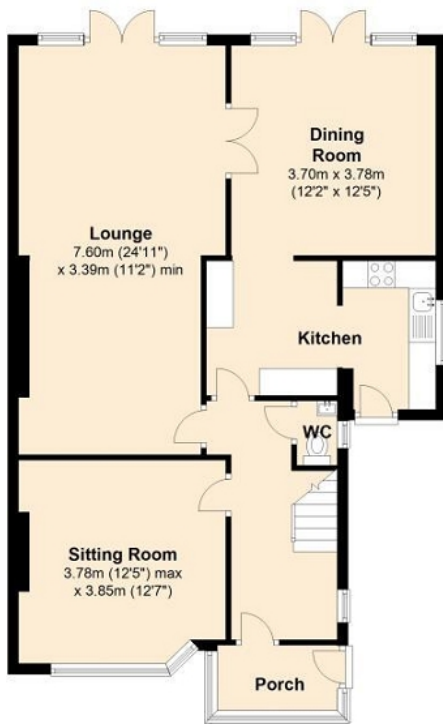
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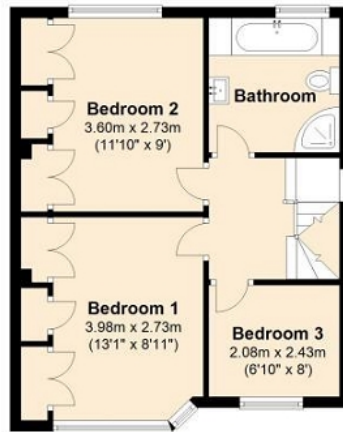
Ground Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)



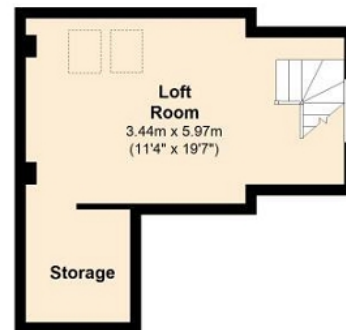
First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Loft Room

Approx. 23.4 sq. metres (251.4 sq. feet)



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.