



50, Picton Gardens
Bridgend, CF31 3HJ

Watts
& Morgan



50, Picton Gardens

Bridgend CF31 3HJ

£250,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to offer to the market this modernised 3 bedroom detached property situated in a popular area in Bridgend. Conveniently located within walking distance of local retail shops and restaurants. Great commuter access via Bridgend Town Centre and Junction 35 of the M4. This well presented property comprises: entrance hall, WC/cloakroom, lounge and kitchen/dining room. First floor, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway with off-road parking for 2 vehicles. Front and rear landscaped gardens. EPC Rating; 'TBC'.

Directions

* Bridgend Town Centre - 1.5 Miles * J35 of the M4 Motorway - 3.5 Miles * Cardiff City Centre -18.8 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a PVC front door leading into the entrance hallway with access into the ground floor cloakroom.

The cloakroom has been fitted with a 2-piece suite comprising of a WC and wash hand basin.

The main living room is a spacious reception room with carpeted flooring, windows overlooking the front and a carpeted staircase up to the first floor landing with ample under-stairs storage cupboard.

To the rear of the property is the kitchen/dining room. The kitchen has been fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. Integral appliances to remain include a 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer. Space and plumbing is provided for a further appliance. There is ample space for a freestanding dining table. Also benefitting from tiled flooring, windows overlook the rear and French doors opening out onto the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring, access to the loft hatch and built-in airing cupboard.

Bedroom one, located to the front of the property, is generous double bedroom with carpeted flooring, windows overlooking the front, built-in fitted wardrobes and a further built-in storage cupboard.

Bedroom two is a further good sized double bedroom with carpeted flooring and windows to the rear.

Bedroom three is a comfortable single room with carpeted flooring windows to the rear.

The family bathroom has been fitted with a 3-piece white suite comprising of a panelled bath with overhead shower fitted, dual flush WC and pedestal wash hand basin. Also benefitting from tiled flooring, partly tiled walls and a window to the side.

GARDENS AND GROUNDS

Approached off Picton Gardens, no. 5 is situated in the corner of the cul-de-sac benefitting from a private driveway with off-road parking for multiple vehicles. A landscaped garden to the front laid with stone chippings, a paved pathway leading up to the front door and side access to the rear garden. The rear garden is a well presented fully landscaped garden predominately laid with astroturf with raised patio areas and decked sections – perfect for outdoor furniture. There is a bespoke built pergola with outdoor lighting and plug sockets and benefits from a private aspect backing onto woodland to the side.

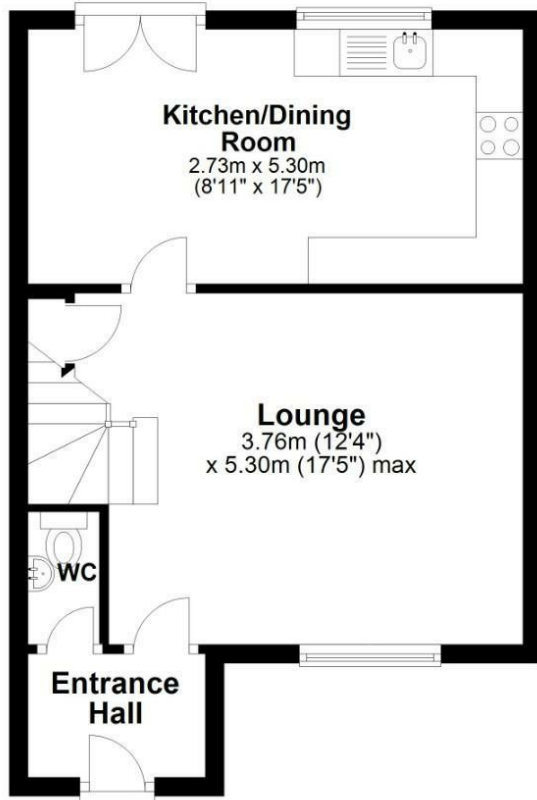
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band "D"



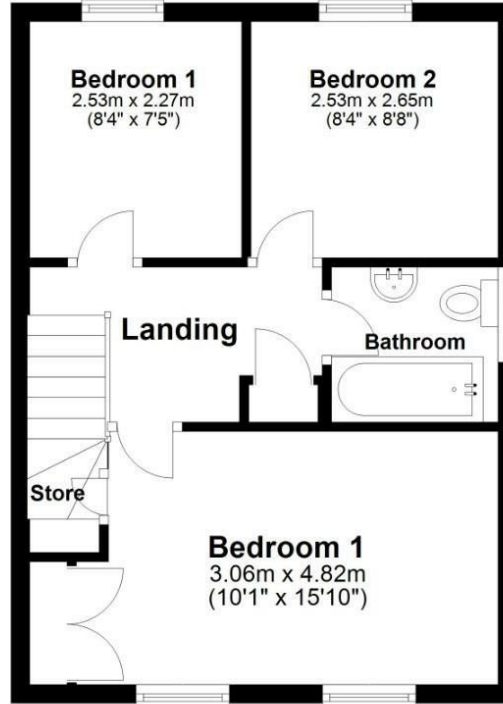
Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)

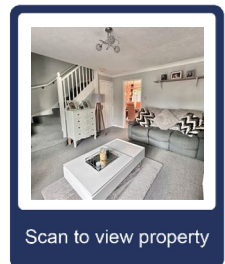


Total area: approx. 73.7 sq. metres (793.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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