



10, Pascoe's Avenue  
Bridgend, CF31 4PQ

Watts  
& Morgan

# 10, Pascoe's Avenue

Bridgend CF31 4PQ

**Guide Price £450,000 - £470,000**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

**\*\* PRICE GUIDE £450,000 - £470,000 \*\***

A well presented and 4/5 bedroom detached property offering highly adaptable living accommodation benefiting from a flexible basement with two rooms and a wonderful open plan contemporary kitchen/dining/living room. Situated at the head of a quiet cul-de-sac in Newcastle Higher located just a short walk from Bridgend Town Centre, local shops, schools and amenities and just a short drive from Junction 36 of the M4. The accommodation comprises of entrance hallway, open plan kitchen/dining/living room, utility, WC lounge, study/bedroom five. First floor main bedroom with modern en-suite shower room, three further double bedrooms and 4-piece family bathroom. Ground floor basement with hallway, versatile gym, play room/store room. Externally offering a driveway to the front with off-road parking and a generous rear garden with patio area and tiered lawned garden surrounded by tall woodland.

## Directions

\* Bridgend town centre - 1.2 Miles \* Cardiff city centre - 23.0 Miles \* J36 of the M4 - 3.0 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door with an adjacent glazed panel with letterbox into the main hallway with original flagstone flooring as you enter, the remainder of the hallway is laid with solid oak flooring with all internal solid oak doors leading off. A staircase with a stainless steel and glass balustrade leading down to the basement and a further staircase leading to the first floor. The entrance hallway offers spotlighting. The cloakroom has been fitted with a 2-piece suite comprising of a WC and wash-hand basin. The open plan kitchen/dining/living room is a wonderful open plan room to the rear benefitting from continuation of solid oak flooring with ample space for lounge and dining furniture. There is sliding uPVC doors with large windows either side opening out onto a stone patio area overlooking the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, there is a breakfast bar area with space for high stools. Integrated appliances to remain include dishwasher, double oven, microwave, 4-ring gas hob, stainless steel extractor hood and space is provided for an American style fridge freezer. The kitchen benefits from under-cupboard lighting, spotlighting, one and a half sink with drainer and detachable mixer tap and one cupboard houses the 'Worcester' gas combination boiler. There are windows overlooking the rear and a further window to the side. The lounge/dining area is a great sized family room with continuation of the oak flooring, central feature wood burner set on a slate hearth, spotlighting and doors overlooking the rear. The sitting room to the front of the property offers original parquet flooring, windows overlooking the front and a central feature electric fire with surround and there is spotlighting. Off the kitchen/dining/living room is a utility area with work surfaces and base units with space and plumbing for a washing machine and tumble dryer. Shelving and tiled flooring. The study or potential fifth bedroom is a double bedroom offering flexible use with carpeted flooring, windows to the front with venetian blinds and built-in storage cupboard.

The first-floor landing benefits from carpeted flooring, banister with glass panelling and a window to the side. All solid oak doors lead off and an archway connecting landing space for the additional bedrooms. There is access to the loft space and a built-in storage cupboard. Bedroom one is a suburb main bedroom with exposed floorboards, window to the front and a solid oak door leading into an ensuite. The ensuite has been fitted with a walk-in shower with glass screen, sink set within vanity unit and WC with tiled flooring, stainless steel heated towel rail, extractor fan and spotlighting. Bedroom two is a second double bedroom with windows to the front, carpeted flooring and built-in storage. Bedroom three is a third double bedroom with two sets of windows to the rear, carpeted flooring and large built-in wardrobe. Bedroom four is a fourth double bedroom with carpeted flooring and a window to the rear. The family bathroom is fitted with a 4-piece suite comprising of a shower cubicle, dual ended bath with a waterfall tap, wash-hand basin set within vanity unit and a WC with a stainless steel heated towel rail, tiled flooring, tiled walls, extractor fan, spotlighting and windows to the rear.

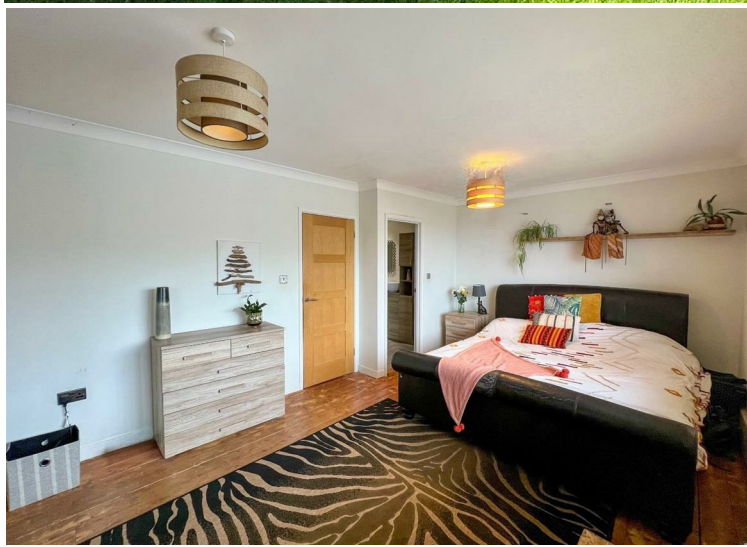
The basement has a spacious hallway with laminate flooring and a uPVC frosted glazed door providing access out to the side of the property. There is ample space for understairs storage. The first basement room currently utilised as a gym is a versatile room with laminate flooring, spotlighting, power and radiators. The second basement room is a storage/playroom split into two areas with a step dividing them benefiting from laminate flooring, lights and radiators in both with flexible use.

### GARDENS AND GROUNDS

Approached at the bottom of a quiet cul-de-sac No.10 benefits from a generous plot. A cobbled driveway to the front with off-road parking with side access around to the rear. The rear garden has a natural stone patio area with glass panelling and stainless steel balustrade, the remainder of the garden is laid to lawn and benefiting from a private aspect surrounded by tall mature trees and woodland. The garden is set over two tiers and has outdoor seating area with power sockets and outdoor lighting.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C" Council Tax band "F"



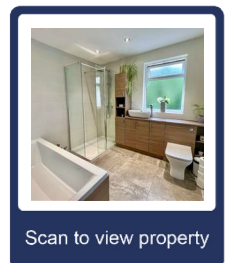


Total area: approx. 229.0 sq. metres (2465.2 sq. feet)

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

10 Pascoes Avenue, Cefn Glas

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



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**