



10, Great Western Avenue
Bridgend, CF31 1NN

Watts
& Morgan



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Offers over £299,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An immaculately presented 3 bedroom semi-detached property situated in a popular location in Bridgend. This traditional 1930's style property has been sympathetically modernised by the current owner to a high standard. Located conveniently within walking distance of Bridgend Town Centre, Princess of Wales Hospital, local schools, shops and amenities. The property is situated with great access to Junction 36 of the M4 ideal for commuters. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room, sun-room with utility and WC. First floor; 2 double bedrooms, 1 single room and a modern family bathroom. Externally offering a private driveway with off-road parking for numerous vehicles, single garage, landscaped garden and a versatile outdoor summerhouse with power, water and internet supply.

Directions

* Bridgend town centre - 1.1 Miles * Cardiff - 22.0 Miles *
J36 of the M4 - 1.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into the open-plan entrance hallway with stylish Herringbone light oak flooring, a carpeted staircase leads up to the first floor. There are two sets of handy built-in storage cupboards. To the front of the property is the main living room. It is a great sized reception room with continuation of the herringbone flooring, windows over-looking the front and a central feature wood burner set on a tiled hearth with an oak mantle. To the rear is the open-plan kitchen/dining room with continuation of the herringbone flooring and recessed spotlighting. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary work surfaces over. Integrated appliances include twin eye-level 'AEG' oven, fridge/freezer, dishwasher, 5-ring gas hob with contemporary 'AEG' extractor hood over and inset stainless sink. With tiled splashbacks, ample space for a freestanding dining table and double doors open into the sunroom with access to a ground floor WC and utility cupboard. The sunroom has herringbone style vinyl flooring with double doors opening out to the rear garden. There is access to the utility cupboard with plumbing provided and space for 2 appliances and access to the ground floor WC.

The first-floor landing offers carpeted flooring and all doors lead off. Bedroom One is a generous main bedroom with alcove for wardrobes, carpeted flooring, feature wood panelling to the walls and windows over-looking the rear garden. Bedroom Two is a second spacious double bedroom with carpeted flooring and windows to the front. The third bedroom is a comfortable single room with access to the loft hatch, carpeted flooring and windows to the front. The bathroom has been renovated with a contemporary 3-piece suite comprising of a panelled bath with over-head rainfall shower and glass screen, a pedestal wash hand basin and a WC. The bathroom benefits from tiled flooring, tiling to the walls, chrome ladder radiator and a window to the rear. The bathroom features from recessed spotlighting, LED mirror and a built-in storage cupboard housing the 'Worcester' gas combi boiler.

GARDENS AND GROUNDS

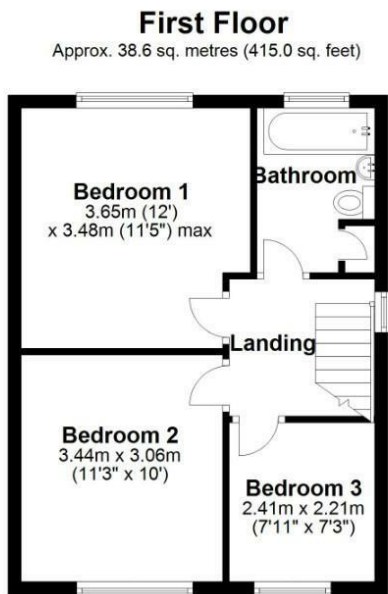
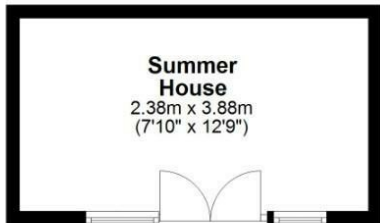
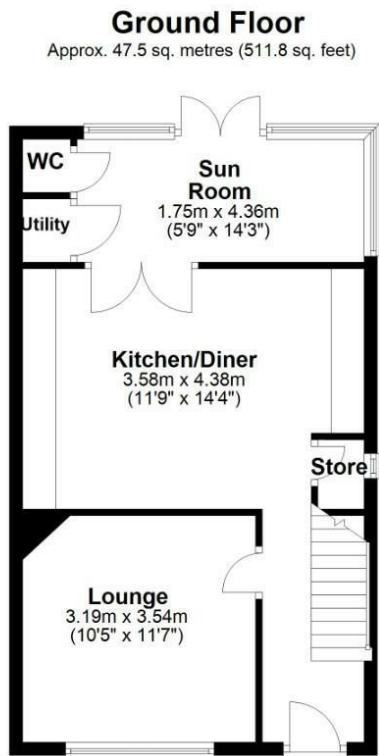
Approached off Great Western Avenue, no.10 benefits from a spacious tarmac driveway to the front with off-road parking for numerous vehicles. There is a timber gate providing access around to the side to the single garage. The garage has a manual up and over door. The rear garden has been beautifully landscaped with slate chippings. There is a large outdoor water feature with a timber bridge over with an array of colourful shrubs and flowers. There is a raised patio area perfect for outdoor furniture.

To the rear is a bespoke built timber framed summerhouse with direct water, power and internet connections. The summerhouse is an ideal home office or sitting room benefiting from tiled hardwood flooring and patio PVC doors to the front with adjacent panels.

ADDITIONAL INFORMATION


Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'. The property benefits from A Philips Hue lighting system to the kitchen, lounge, summer house and master bedroom and Nest central heating system.

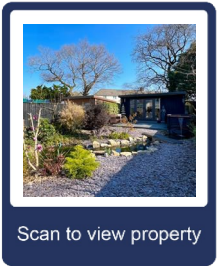




Total area: approx. 86.1 sq. metres (926.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.



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