



105, Hazeldene Avenue
Bridgend, CF31 2JR

Watts
& Morgan



105, Hazeldene Avenue

Brackla, Bridgend CF31 2JR

£165,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An ideal first time purchase. A spacious, renovated 2 double bedroom end terraced property situated in Brackla. Being sold with no ongoing chain. Conveniently located within walking distance of local schools, shops, amenities and situated just a short drive from Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; open-plan kitchen/living room and sitting room. First floor; 2 double bedrooms and a modern shower room. Externally offering a private drive to the front with off-road parking, low maintenance rear garden with decked area, built-in hot tub and a large shed with utility area and seating area.

Directions

Bridgend Town Centre- 3.2 Miles Cardiff City Centre- 22.5 Miles J36 (M4 Motorway) - 4.4 Miles

Your local office: Bridgend

T 01656 644288 (1)

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the open-plan kitchen/living room with a built-in storage cupboard, laminate flooring and a staircase leads up to the first floor. There is a PVC door opening out to the garden. To the front is a seating area with laminate flooring, windows to both front and side aspects with ample space for lounge furniture. The open-plan kitchen/living room is a spacious reception room with understairs storage area. The kitchen area offers vinyl flooring and tiled walls. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a breakfast bar area with space for high stools. Integrated appliances include; oven, grill, microwave oven, 4-ring induction hob with extractor fan over and a one and a quarter bowl stainless steel sink with drainer. There is space provided for a freestanding fridge/freezer and dishwasher and ample space for dining furniture.

The first floor landing offers carpeted flooring, a built-in storage cupboard and all doors lead off. Bedroom One is a double bedroom with carpeted flooring, double opens out to a Juliette balcony and a window to the front. Bedroom Two is a second double bedroom with carpeted flooring and a window to the side. The shower room is fitted with a modern 3-piece suite comprising of a walk-in shower with glass screen, WC and a wash hand basin. With a feature tiled wall, tiled flooring and a window to the side.

GARDENS AND GROUNDS

Approached off Hazeldene Avenue, no. 105 benefits from a stone chipping driveway to the front with off-road parking for 2/3 vehicles and a further off road parking space. There is a gate providing access into the rear garden.

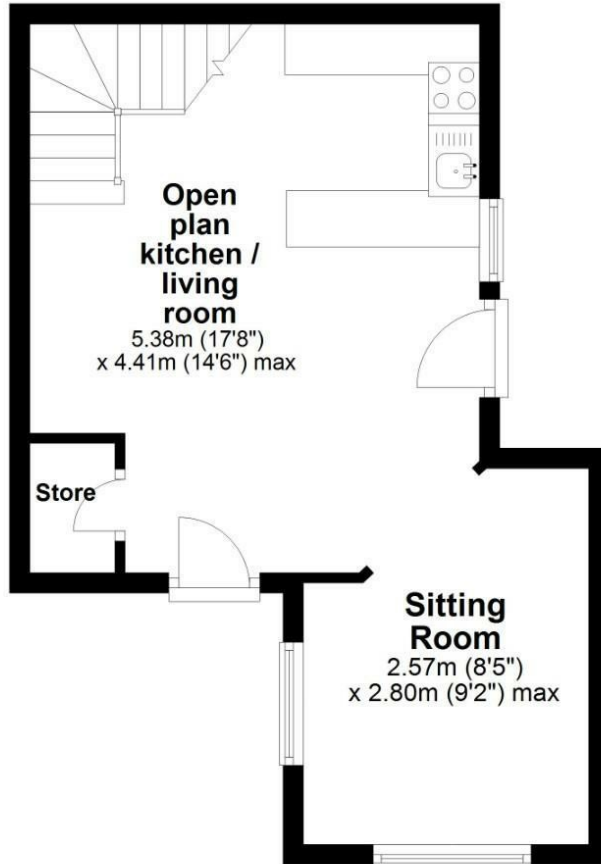
To the rear is a low maintenance courtyard style garden with a lower section laid with stone chippings and a raised decked seating area with a hot tub built-in. There are outdoor power sockets and a bespoke built timber framed large outbuilding with power supply and plumbing for a washing machine and a built-in seating area.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'A'.

Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)

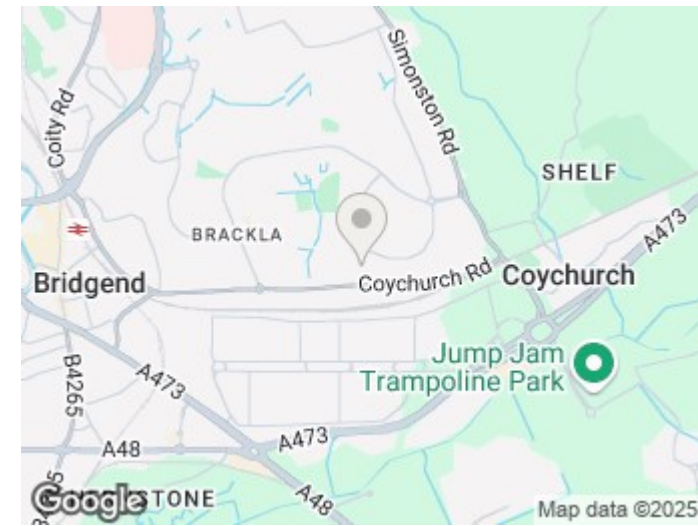


First Floor

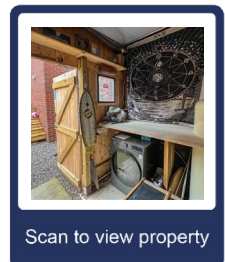
Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 62.8 sq. metres (676.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	73	
(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	



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