

Payton  
Jewell  
Caines



Bradfield Avenue, Bridgend, Bridgend  
County. CF31 4HL

£315,000



## Bradfield Avenue, Bridgend, Bridgend County. CF31 4HL

Three/ four bedroom semi detached house comprising entrance porch, entrance hall, lounge, dining room, kitchen, UTILITY, converted garage that could be a reception room/bedroom, DOWNSTAIRS WET ROOM, three bedrooms, family shower room, occasional attic room, large enclosed rear garden with LARGE WORKSHOP, OFF ROAD PARKING. Early viewing highly recommended.

£315,000 - Freehold

- Three/four bedroom semi detached house
- Sought after location
- Private enclosed rear garden/ Off road Parking
- Converted garage which could provide a further bedroom/reception room
- Downstairs wet room/ utility room
- Large workshop to rear garden/ FPC - Council tax



## DESCRIPTION

We are pleased to introduce for sale this traditional three/four bedroom semi detached house benefiting from large rear garden with workshop, wet room, utility room, off road parking and occasional attic room. Early viewing is encouraged on this family home located within the well regarded area of Bridgend and conveniently situated within easy walking distance of Bridgend town centre with all its amenities as well as local Primary, Secondary schools and transport hub.

## ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted double glazed side panels into the entrance porch finished with emulsioned ceiling, emulsioned walls, skirting and dark wood effect lino flooring. Frosted glazed timber door leading into the entrance hall with frosted glazed unit to the side.

## ENTRANCE HALL

Papered ceiling, centre pendant light, smoke alarm, coving, papered walls, radiator with radiator cover, skirting and wood effect lino flooring. Doors leading to garage conversion, dining room and lounge. Stairs leading to the first floor.

## CONVERTED GARAGE (10' 5" x 8' 4") or (3.17m x 2.54m)

Emulsioned ceiling, centre pendant light, emulsioned walls, large PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet. Sliding wooden door leading to wet room.

## WET ROOM (8' 3" x 6' 0") or (2.52m x 1.84m)

Emulsioned ceiling, centre light, part emulsioned/part tiled walls, radiator, frosted PVCu double glazed window overlooking the side of the property and wet room flooring. Wall hung sink with chrome taps, low level WC and wet room shower with bi-folding glass screen and shower curtain.

## LOUNGE (15' 1" x 12' 1") or (4.60m x 3.68m)

Measurements into the bay. Textured and coved ceiling, centre light, emulsioned walls with dado rail, feature electric fireplace set on marble hearth with stone surround, wooden mantel and alcoves either side, large PVCu double glazed bay window overlooking the front of the property, radiator, skirting and original parquet flooring.

## DINING ROOM (20' 6" max x 11' 3" max) or (6.24m max x 3.44m max)

Papered and coved ceiling, two pendant lights, papered walls, two single glazed timber windows overlooking the kitchen, feature gas fire set on marble hearth with wooden surround, tiled back plate and alcoves either side and wood effect tiled flooring to one side and parquet flooring to the remainder. Door to storage cupboard housing electric consumer box with hanging rails. Door to pantry style cupboard with gas meter, shelving and light.

## KITCHEN (19' 0" x 5' 10") or (5.79m x 1.78m)

Textured ceiling with sunken spot lights, part emulsioned clad/part tiled walls, three large PVCu double glazed windows overlooking the rear garden, radiator and grey wood effect laminate flooring. A range of wall and base units with roll top work surface, stainless steel sink with chrome mixer tap. Under counter fridge. Large gas range cooker to remain with overhead black extractor fan. Door leading to utility.



## UTILITY (9' 6" x 8' 0") or (2.90m x 2.43m)

Textured ceiling, centre strip light, part textured papered walls/ part tiled walls, PVCu double glazed window overlooking the rear of the property, PVCu double glazed door leading out to the rear garden, radiator and tiled flooring. Large American style fridge/freezer to remain. Space for washing machine and tumble dryer. Dishwasher to remain. Base unit for further storage and roll top work surface. Inset stainless steel sink with chrome mixer tap.

## INNER HALLWAY

Leading to downstairs WC.

## W.C. (5' 1" x 3' 0") or (1.54m x 0.96m)

Textured ceiling, centre light, part emulsioned/ part tiled walls, single glazed timber framed window overlooking the side of the property and tiled flooring. Low level WC.

## FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. dog leg staircase with frosted aluminium window overlooking the side. textured papered and coved ceiling, centre pendant light, access to loft, papered walls, skirting and wood effect laminate flooring. Door to airing cupboard with shelving.

## FAMILY SHOWER ROOM (7' 7" x 6' 10") or (2.32m x 2.08m)

Tongue and groove PVCu clad ceiling, coving, light, extractor fan, wooden tongue and groove walls with dado rail, tiling to splash back areas, wall mounted white towel radiator, PVCu frosted double glazed window overlooking the rear of the property and marble effect tiled flooring. Vanity sink unit with mixer tap set on roll top marble effect top with further built in storage and vanity WC unit, large walk in shower with glass door and overhead electric shower.

## BEDROOM 1 (14' 10" x 12' 3") or (4.51m x 3.73m)

Measurements into the bay. Textured ceiling, centre fan light, papered walls, alcoves with freestanding wardrobes which could remain, PVCu double glazed bay window overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

## BEDROOM 2 (11' 6" x 10' 11") or (3.50m x 3.34m)

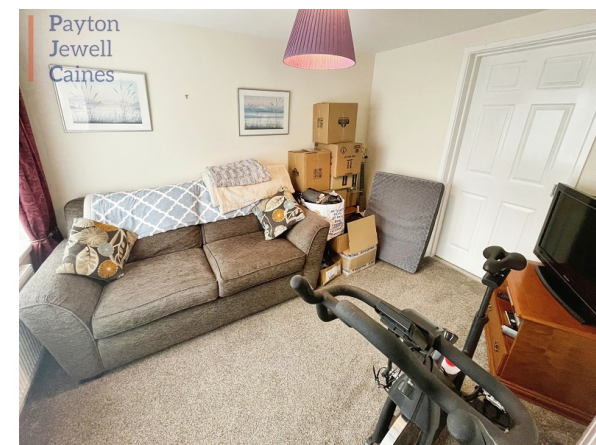
Measurements to the face of the wardrobe. Polystyrene tiled ceiling, coving, ceiling rose, pendant light, papered walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and wood effect laminate flooring. Built in storage cupboard with hanging rails and housing the Worcester gas combination boiler.

## BEDROOM 3 (8' 11" x 7' 11") or (2.71m x 2.41m)

Polystyrene tiled ceiling, centre spot lights, papered walls, radiator, PVCu double glazed window overlooking the front of the property, skirting and laminate flooring.

## ATTIC ROOM (14' 6" x 14' 1") or (4.41m x 4.29m)

Via pull down ladder. Papered ceiling, centre pendant light, papered walls, PVCu double glazed window overlooking the rear of the property, storage into the eaves, skirting and fitted carpet.



## OUTSIDE


Enclosed and private rear garden laid to lawn with patio ideal for garden furniture, pathway leading to the rear of the garden with a large workshop area which would make an ideal home office space/gym. Various raised beds with mature shrubs, further block paved seating area and various fruit trees. Greenhouse to remain.

Block paved driveway suitable for parking three vehicles. Area of raised shrubs and ramped access to the front of the house.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)