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Pascoes Avenue, Bridgend. CF31 4PQ

Offers Over  
£450,000

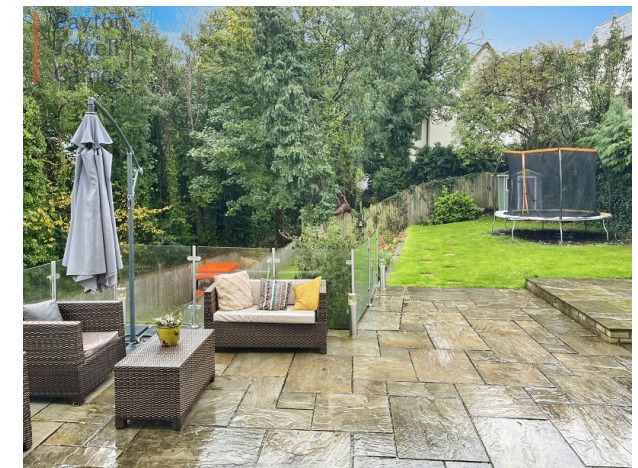
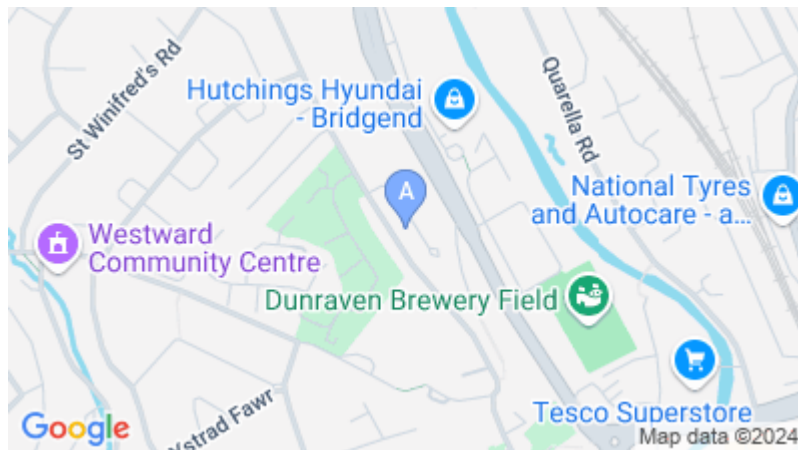


## Pascoes Avenue, Bridgend. CF31 4PQ

The property offers spacious accommodation throughout and benefits from a lounge, open plan kitchen/diner, utility room, downstairs w.c. basement with gym and play room, family bathroom and EN SUITE to bedroom one, enclosed rear garden and driveway parking. Viewing highly recommended.

### Offers Over £450,000 - Freehold

- Four / five bedroom detached house
- Immaculately presented throughout
- Downstairs w.c. family bathroom and en suite to bedroom one
- Open plan kitchen/diner and utility
- Basement with gym, playroom and storage
- Enclosed rear garden and driveway parking
- EPC - F / Council tax -



## DESCRIPTION

Introducing this immaculately presented four/five bedroom detached house situated at the head of a quiet cul-de-sac in an elevated position overlooking Bridgend town and is within walking distance of the local comprehensive, infant/junior schools. The property benefits from spacious living accommodation and comprises entrance hall, lounge, open plan kitchen/diner, downstairs w.c. utility room and bedroom five to the ground floor, basement with gym, storage and playroom. To the first floor are four bedrooms with an en suite to bedroom one and a family bathroom. Viewing is highly recommended to fully appreciate all this lovely family home has to offer.

Pascoe's Avenue is a lovely cul-de-sac located within easy walking distance of Bridgend town centre making it a perfect location for commuting from the mainline train station. Bridgend has numerous quality restaurants and bars as well as an indoor market and bus station.

### Key Features

FREEHOLD

Fabulous open plan kitchen / dining / living room

Wood burning stove

Walking distance of Bridgend town centre

## ENTRANCE

Via composite door with glazed side panel into the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with spot lights, emulsioned walls, radiator and wooden flooring. Wooden doors leading to the downstairs bedroom, downstairs w.c. opening to the kitchen/diner, doors to the utility and lounge. Stairs with stainless steel and glass balustrade leading to the first floor and stainless steel handrail to the basement.

## LOUNGE (18' 4" x 11' 4") or (5.60m x 3.45m)

Original wood block flooring, emulsioned ceiling with spot lights, emulsioned walls, two radiators and PVCu window to the front of the property with wooden venetian blinds.

## BEDROOM 5 (8' 2" max x 15' 9" max) or (2.50m max x 4.80m max)

Emulsioned and coved ceiling, radiator, fitted carpet, PVCu window to the front of the property with wooden venetian blinds. Door leading into a cupboard housing the boiler.

## DOWNSTAIRS W.C. (5' 7" x 2' 11") or (1.69m x 0.88m)

Emulsioned and coved ceiling, stainless steel towel rail and tiled flooring. Two piece suite comprising wall mounted wash hand basin with stainless steel waterfall tap and tiled splash back and low level w.c.

## UTILITY (5' 10" x 4' 2") or (1.78m x 1.27m)

Emulsioned ceiling, tiled flooring, space and plumbing for washing machine and tumbler dryer. Base unit with work top and shelving to the side.



## **KITCHEN (18' 11" x 13' 1") or (5.76m x 3.99m)**

Emulsioned ceiling with spot lights, emulsioned walls with tiling to the splash back areas and a continuation of the wooden flooring. A range of wall and base units with complementary work surfaces housing a one and half bowl sink with stainless steel mixer tap. Fitted appliances include a microwave, double oven with five gas ring hob with stainless steel extractor above. Breakfast bar, dishwasher and space for American style fridge/freezer. Opening into the dining area.

## **DINING AREA (18' 4" x 13' 0") or (5.60m x 3.96m)**

Emulsioned ceiling with spot lights, emulsioned walls, radiator, PVCu sliding doors leading out to the rear garden with glass panels either side. Feature log burner with slate hearth.

## **BASEMENT HALLWAY (17' 4" x 5' 11") or (5.29m x 1.80m)**

Via carpeted staircase and glass balustrade. Emulsioned ceiling and walls, wooden laminate flooring and radiator. PVCu door with glass panel leading to the side of the property.

## **GYM (9' 10" x 16' 5") or (2.99m x 5.0m)**

Emulsioned ceiling with spot lights, emulsioned walls, radiator and a continuation of the laminate flooring.

## **STORE ROOM (11' 10" x 7' 7") or (3.60m x 2.30m)**

Emulsioned ceiling with ceiling light, emulsioned walls, radiator, laminate flooring and opening with step up to the playroom.

## **PLAY ROOM (8' 10" x 11' 9") or (2.70m x 3.59m)**

Emulsioned ceiling with ceiling light, emulsioned walls, radiator and a continuation of the laminate flooring.

## **LANDING**

Via stairs with fitted carpet. PVCu window to the side of the property, emulsioned walls and attic access, doors leading to two bedrooms and archway leading to a further two bedrooms, family bathroom and storage and a second attic hatch.

## **MASTER BEDROOM (11' 4" x 18' 3") or (3.46m x 5.56m)**

Emulsioned ceiling and walls, exposed wooden flooring and PVCu window to the front of the property with wooden venetian blinds. Door leading into the en suite.

## **EN SUITE (9' 6" x 5' 7") or (2.90m x 1.70m)**

Emulsioned ceiling with spot lights and extractor fan, tiled flooring and stainless steel towel rail. Three piece suite comprising, w.c. and wash hand basin with water fall mixer tap set in a vanity unit and fully tiled walk in shower with stainless steel rain water head, hand attachment and glass screen.

## **BEDROOM 4 (9' 2" x 13' 1") or (2.79m x 4.00m)**

Emulsioned and coved ceiling, emulsioned walls, radiator, fitted carpet and PVCu window to the rear of the property.



## BEDROOM 2 (13' 5" x 13' 1") or (4.08m x 4.0m)

Emulsioned ceiling and walls, fitted carpet, PVCu window to the front of the property with wooden venetian blinds and door leading to additional storage.

## BEDROOM 3 (13' 1" max x 15' 5" max) or (4.00m max x 4.70m max)

Emulsioned and coved ceiling, emulsioned walls, radiator, fitted carpet, two PVCu windows to the rear of the property and wooden door leading to additional storage.

## FAMILY BATHROOM (8' 2" x 9' 0") or (2.50m x 2.75m)

Emulsioned ceiling with spot lights, part emulsioned / part tiled walls, tiled flooring, towel rail radiator and frosted PVCu glazed window to the rear of the property. Three piece suite comprising bath with stainless steel shower with waterfall head and hand attachment, wash hand basin with stainless steel tap and w.c. set in vanity unit.

## OUTSIDE


To the front of the property is a cobbled driveway providing off road parking and side access leading to the rear garden.

The rear garden is enclosed via matures trees and woodland. Set on two tiers, laid to lawn with a natural stone patio area with glass panelling and stainless steel balustrade. Outside lighting.



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>		
(69-80) <b>C</b>	69	78
(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)

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