



Philip Avenue, Bridgend, Bridgend County.
CF31 4DH

£195,000

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Traditional three bedroom semi detached house comprising entrance hall, through lounge/diner, kitchen, utility area, reception 2/home office, family bathroom, enclosed rear garden and open aspect front garden. Walking distance of Bridgend town centre. Ideal first time or investment purchase.

£195,000 - Freehold

- Traditional three bedroom semi detached house
- Well presented throughout
- Gas fired combination boiler
- Enclosed rear garden, EPC -C / Council tax - B
- Ideal first time or investment purchase
- Within walking distance of Bridgend town centre
- Solar panels (owned)



DESCRIPTION

Introducing this well presented traditional three bedroom semi detached house comprising entrance hall, through lounge/diner, kitchen, utility area, reception 2/home office, family bathroom, enclosed rear garden and open aspect front garden. Walking distance of Bridgend town centre. Ideal first time or investment purchase.

The property is located within easy walking distance of Bryntirion and Cefn Glas primary schools and Bryntirion Secondary school as well as local convenience stores, football club and bus routes serving the centre of Bridgend giving access to the mainline train station.

Key features

Freehold

Three good sized bedrooms

Modern decor throughout

Walking distance of Bridgend mainline train station

Close to Llangewydd Juniors, Cefn Glas Juniors and Bryntirion Comprehensive School

Ideal first time purchase

ENTRANCE

Via part frosted glazed PVCu door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with central light pendant, emulsioned walls, skirting and wood effect laminate flooring. Stairs leading to the first floor. Under stairs storage housing the electric fuse box, Solar panel board, and additional storage with shelving.

KITCHEN (12' 0" x 7' 5") or (3.65m x 2.25m)

Overlooking the rear garden via PVCu double glazed window and finished with central spot lights, papered walls and vinyl tiled flooring. The kitchen is arranged with low level and wall mounted units in high gloss cream with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer, integrated electric hob with overhead extractor hood. Integrated fridge and freezer and waist height electric oven and microwave. Archway through to reception 2/home office.

RECEPTION 2 / HOME OFFICE (8' 10" x 7' 3") or (2.70m x 2.20m)

Overlooking the front via PVCu double glazed window with a fitted venetian blind and finished with emulsioned ceiling, central spot lights, emulsioned walls, skirting and wood effect vinyl flooring. Part glazed door leading to the rear lobby/utility area.

REAR LOBBY / UTILITY AREA

PVCu part glazed door leading out to the rear garden and finished with emulsioned ceiling with inset spot lights, emulsioned walls, skirting and wood effect vinyl flooring. Plumbing for automatic washing machine. Wall mounted shelf.



OPEN PLAN LOUNGE/DINER (20' 6" x 12' 0") or (6.25m x 3.65m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front with a fitted venetian blind and PVCu double glazed window overlooking the rear garden with a fitted venetian blind. Finished with emulsioned ceiling with two pendant lights, emulsioned walls, skirting and wood effect laminate flooring.

LANDING

Via stairs with fitted carpet. PVCu double glazed window on the half landing and access to loft storage with emulsioned ceiling and walls, skirting and fitted carpet.

BATHROOM

Two PVCu frosted glazed windows overlooking the side and finished with emulsioned ceiling, full height ceramic tiles to the wall and to the floor. Three piece suite comprising w.c. wash hand basin with chrome waterfall tap and bath with chrome mixer tap and over bath wall mounted electric shower with side glazed screen. Wall mounted heated chrome towel rail.

BEDROOM 1 (11' 4" x 12' 0") or (3.45m x 3.65m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 2 (12' 4" x 9' 0") or (3.75m x 2.75m)

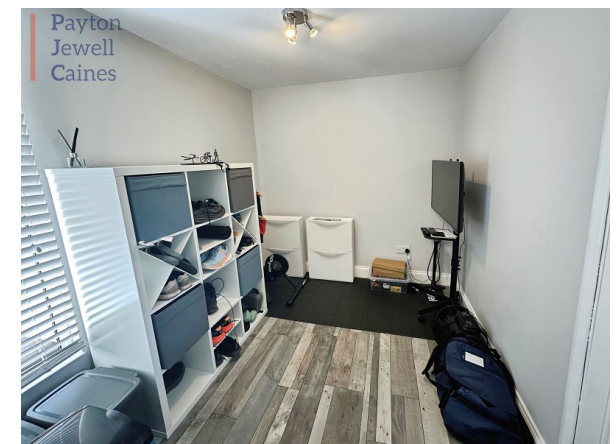
Overlooking the front via PVCu double glazed window with a fitted venetian and roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (8' 10" x 8' 0") or (2.70m x 2.45m)


Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted Ideal Logic Plus gas fired combination boiler with additional space for storage.

OUTSIDE

Enclosed rear garden laid to patio and lawn with mature trees and shrubs around the perimeter, outside tap, power sockets and access to a rear storage shed. Side gated access back to the front where there is a pathway to an open aspect front garden laid to lawn with mature trees and shrubs.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



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