23 St. Andrews Road, Bridgend - CF31 1RX

Bridgend

Offers in Region of **£270,000**

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This generous three/four bedroom detached dormer bungalow offers great potential and versatile accommodation in a highly convenient location, within easy reach of Bridgend town centre, Princess of Wales Hospital, M4 corridor and the McArthur Glen Designer Outlet. The ground floor features a welcoming entrance hall, a generous lounge, a kitchen over looking the rear garden, bedroom and a versatile room that can be used as a fourth bedroom, dining room or study. There is also a modern shower room on the ground floor, providing added convenience for guests or family members. Upstairs, you will find two further bedrooms, all of good proportions, and a family bathroom, ensuring ample space for a growing family or those seeking flexible living arrangements. The property benefits from off-road parking and a detached garage (ideal for storage or secure parking). With its prime location, excellent transport links and close proximity to local amenities, this property presents a fantastic opportunity. Early viewing is highly recommended.

- Three/four bedroom detached dormer bungalow
- Close proximity to Bridgend town, Princess Of Wales hospital and McArthur glen designer outlet
- Downstairs shower room plus upstairs bathroom
- Off road parking
- Detached Garage
- Rear garden

Entrance Porch
3' 11" x 7' 3" (1.20m x 2.20m)
Via PVCu frosted glazed front door leading into the entrance porch, papered walls, radiator and fitted carpet. Door leading to a coat/boot closet. Door leading to the lounge.

Lounge
11' 2" x 15' 9" (3.40m x 4.80m)
Measurement into the alcove. Ceiling pendant, PVCu window overlooking the front elevation with vertical blinds, wall lights, papered walls, radiator and fitted carpet. Art deco tiled fireplace. Door leading to the hall.

Hall
PVCu window overlooking the side elevation, radiator and original wooden block flooring. Stairs leading to first floor. Doors leading to dining room or bedroom, kitchen/breakfast room, downstairs shower room and further bedroom. Door leading to under stairs storage.

Dining room/ bedroom 4
11' 2" x 11' 10" (3.40m x 3.60m)
PVCu window overlooking the rear elevation with vertical slat blinds, papered walls, radiator and fitted carpet.

Kitchen/breakfast room
11' 10" x 9' 10" (3.60m x 3.00m)
PVCu windows to the side and rear elevation. Frosted PVCu door to the side elevation leading out on to the driveway. Wall mounted Ideal boiler. A range of wall and base units with a complementary work surface. Stainless steel sink and drainer with a chrome mixer tap. Tiled effect vinyl flooring.

Shower room
5' 11" x 5' 11" (1.80m x 1.80m)
Tiled walls and tiled flooring. Chrome towel rail, frosted PVCu window with horizontal slat blinds to the side elevation and mirror wall unit. Three piece suit comprising low level WC, pedestal wash hand basin with chrome taps and shower cubicle with glass sliding door housing an electric wall mounted shower.

Bedroom 3
11' 6" x 9' 10" (3.50m x 3.00m)
PVCu window overlooking the side elevation with vertical slat blinds, textured walls, radiator and fitted carpet.

First floor landing
Via stairs with fitted carpet and spindle balustrade. Doors leading to two further bedrooms, airing cupboard and bathroom.

Bedroom 1
16' 1" x 13' 9" (4.90m x 4.20m)
Access to attic, PVCu window overlooking the front elevation, radiator and fitted carpet. Built in storage. Door to eaves storage.

Bedroom 2
11' 10" x 10' 2" (3.60m x 3.10m)
PVCu window overlooking the rear elevation, radiator and exposed floorboards.

Bathroom
5' 11" x 7' 3" (1.80m x 2.20m)
Spot lights, extractor, chrome towel rail, mirror cabinet, PVCu frosted window overlooking the side elevation and tiled walls. Three piece suite comprising low level WC, pedestal sink with chrome taps and bath with chrome taps and overhead electric shower.

Outside
The rear garden is laid to paved patio ideal for garden furniture with a concrete step leading to an area laid to lawn. Mature shrubs and bushes. To the front of the property there is a concrete driveway leading to a detached garage. EV charger point. The front garden is laid to lawn with mature shrubs, hedgerow and tree. Step leading to the front entrance porch. Side access to the rear garden.

Detached Garage

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