



36 Garfield Avenue, Bridgend – CF31 1QA
Bridgend

Offers in Region of **£256,000**

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Welcome to this extended semi detached house, perfect for anyone looking for a comfortable and flexible family home in a popular location. Step inside and you'll find an openplan spacious kitchen, dining, and family room (ideal for entertaining or relaxing with loved ones), plus a bright living area that's just waiting for your personal touch. Upstairs, there are three well-proportioned double bedrooms, each offering plenty of space for rest or study, and a modern family bathroom. One of the real highlights of this property is the versatile annexe at the rear, which could make a fantastic home office, guest suite, or hobby room (depending on your needs). The layout flows nicely, making the most of every inch of space, and there's ample storage throughout to keep things clutter-free. This home is set in a sought-after area, close to local schools, shops, and transport links, so everything you need is within easy reach. With driveway parking, it's practical as well as stylish, and there's lots of potential to make it your own. Whether you're upsizing, downsizing, or searching for your first home, this property offers a great blend of comfort and convenience. Book your viewing today.

- Three double bedrooms
- Openplan Kitchen / dining / family room
- Enclosed rear garden and driveway parking
- Annex to the rear
- Popular location
- Close proximity to M4, Mc Arthur glen outlet and hospital
- Solar panels owned with export tariff





Entrance

Via a newly fitted part glazed composite door into the entrance porch.

Porch

Skimmed and coved ceiling, skimmed walls, centre light, two PVCu windows overlooking the front and side of the property, fitted carpet and radiator. Wooden door leading into the lounge.

Lounge

14' 11" x 11' 7" (4.54m x 3.52m)

Artexed ceiling, centre light, coving, skimmed walls and fitted carpet. Decorative fire surround with electric fire to remain. PVCu box bay window providing plenty of natural light, wall lights and radiator.

Hallway

Stairs leading to the first floor and door leading to the kitchen / dining room. PVCu window to the side of the property.

Dining area / family room

10' 0" x 9' 11" (3.05m x 3.01m)

Skimmed ceiling and walls, fluorescent tube lighting, radiator, tiled flooring and large under stairs cupboard with sliding doors, lighting and housing the consumer unit. Archway leading into the kitchen.



Kitchen

11' 3" x 14' 8" (3.44m x 4.47m)

Overall measurements of the kitchen/diner/family room are 6.91m x 4.47m max.

Skimmed ceiling and walls, fluorescent tube light and a continuation of the tiled flooring. A range of wall and base units in cream with granite effect roll edge work surfaces with matching splash back. Space for washing machine, under counter unit and fridge/freezer. Stainless steel single bowl sink with individual taps. Built in single oven with four burner gas hob and stainless steel overhead extractor fan. PVCu sliding door leading to the low maintenance garden.

Landing

Skimmed ceiling and walls, centre light, smoke alarm and fitted carpet.

Bedroom 1

15' 0" x 12' 2" (4.57m x 3.71m)

Skimmed ceiling and walls, centre light, coving, fitted carpet, two wall lights and two radiators. PVCu box bay window and PVCu window overlooking the front of the property providing plenty of natural light.

Bedroom 2

11' 0" x 7' 3" (3.35m x 2.20m)

Skimmed ceiling and walls, coving, laminate flooring in wood effect, radiator, PVCu obscured window overlooking the side of the property.

Bedroom 3

8' 3" x 8' 4" (2.51m x 2.55m)

Skimmed ceiling and walls, centre light, fitted carpet, radiator and PVCu window overlooking the rear garden.

Family bathroom

11' 3" x 5' 5" (3.44m x 1.66m)

Skimmed ceiling, centre light, coving and part tiled / part respertex walls. PVCu obscured window overlooking the rear garden and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin, low level WC and large double walk in shower tray with glass screen and wall mounted shower. White chrome towel rail. Built in storage cupboard housing the combination boiler.

Outside

Low maintenance frontage with tarmac driveway with parking for 4 vehicles. The rear garden is bound by low block wall and feather board edging. Large patio area and area laid to Astroturf with mature shrubs. Pathway leading down to the multi purpose annex. Side gate leading to the driveway.

Annex

Accessed via PVCu part glazed door leading into the inner hall. Skimmed ceiling, centre light and tiled flooring. Two doors leading off.

Bedroom

8' 9" x 8' 4" (2.66m x 2.54m)

Skimmed ceiling and walls, fluorescent lighting, fitted carpet and PVCu window overlooking the garden. Consumer board. Door leading into the shower room.

Shower room

Skimmed ceiling, centre light, half tiled walls and tiled flooring. Three piece suite comprising low level WC, wall mounted wash hand basin and shower with glass screen.

Storage room

8' 4" x 5' 7" (2.54m x 1.71m)

Skimmed ceiling, fluorescent light, fitted carpet and PVCu window overlooking the front of the property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



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