

72 Wood Green, Bridgend - CF31 4DY

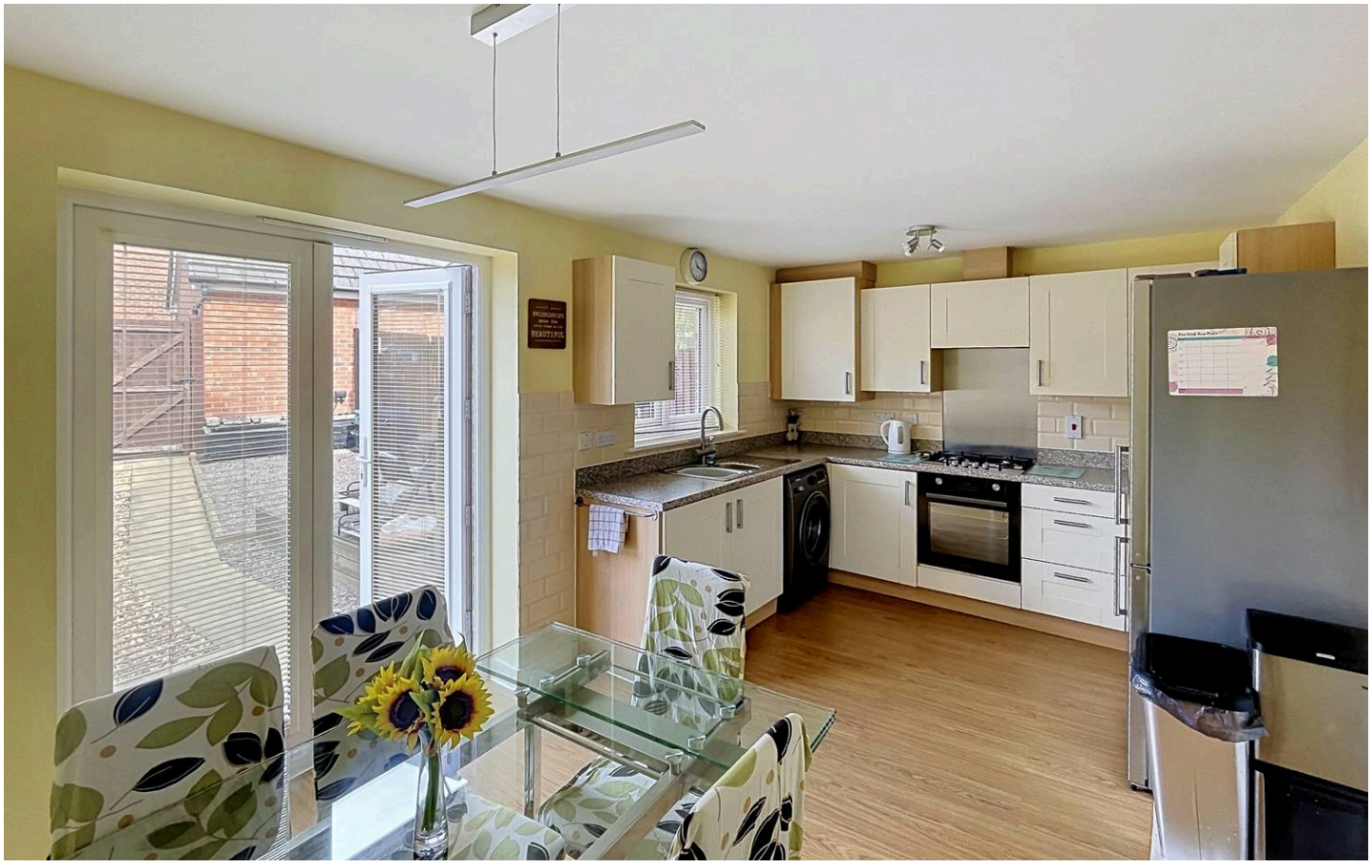
Bridgend

Offers in Region of £265,000

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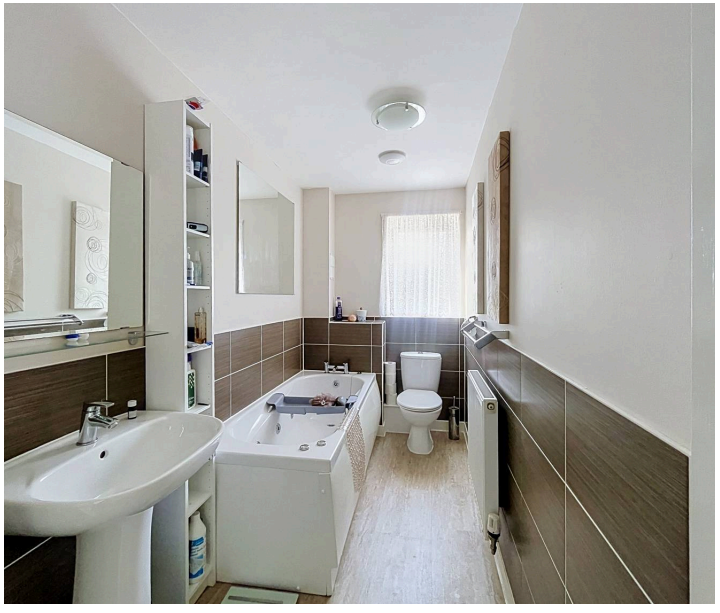
Welcome to this fantastic four bedroom town house, offering spacious and versatile accommodation spread over three floors. The heart of the home is a modern kitchen / diner, perfect for family meals or entertaining friends, with plenty of space for a dining table and all the essentials. Upstairs, you'll find a generous master bedroom complete with its own en suite, giving you a private retreat at the end of the day. Three further bedrooms provide flexibility for a growing family, guests, or even a home office if needed. The layout is ideal for those who value both communal living and personal space. This property is situated on a corner plot, giving it a unique feel, and comes with the bonus of a detached garage and off road parking (great for busy households or visitors). You'll find yourself conveniently close to Bryntirion Comprehensive School, as well as several local primary schools, making the morning school run a breeze. Whether you're upsizing or looking for a home to grow into, this house offers a comfortable and practical lifestyle with everything you need right on your doorstep. Don't miss your chance to view this lovely home and see how it could suit your family's needs.













- Four bedroom town house
- Spacious accommodation arranged over 3 floors
- Kitchen / diner
- Master bedroom with en suite
- Situated on a corner plot with a detached garage and off road parking
- Within a short distance of Bryntirion Comprehensive School and local primary schools

Entrance
Via glazed composite front door.

Hallway
Skimmed ceiling and walls, radiator, laminate flooring and doors leading into the front snug/office/playroom, understairs storage, shower room and kitchen/diner. Electric socket, smoke alarm and carpeted staircase with spindle balustrade leading to the first floor.

Snug/office/playroom
9' 10" x 10' 2" (3.00m x 3.10m)
Skimmed ceiling and walls, fitted carpet, radiator and PVCu window to the front of the property.

Shower room
7' 7" x 4' 11" (2.30m x 1.50m)
Skimmed ceiling, part emulsioned / part tiled walls and extractor. Three piece suite comprising low level WC, pedestal wash hand basin with stainless steel mixer tap with wall mounted mirror and glass shelf and fully tiled shower cubicle with stainless steel shower attachment and bi-fold door. Stainless steel towel rail and LVT wood effect flooring.

Kitchen / diner
16' 9" x 9' 10" (5.10m x 3.00m)
Skimmed ceiling and walls, engineered vinyl flooring in wood effect, radiator, stainless steel spot lights and LED strip light to remain. A range of matching wall and base units with work tops housing a one and half sink drainer with stainless steel mixer tap. Four ring stainless steel gas burner with stainless steel splash back and oven with extractor fan. Space for freestanding washing machine and fridge/freezer. Ideal Logic combination boiler, PVCu window to the rear and PVCu French doors with fitted blinds.

Landing
Via stairs with fitted carpet and balustrade. Radiator, electric socket, fitted carpet, skimmed ceiling and staircase with fitted carpet and spindle balustrade leading to the second floor. Doors leading into storage, lounge, family bathroom and bedroom.

Bedroom 2
11' 6" x 9' 10" (3.50m x 3.00m)
Skimmed ceiling and walls, radiator, PVCu window to the rear and fitted carpet.

Family bathroom
9' 10" x 4' 7" (3.00m x 1.40m)
Skimmed ceiling, part tiled walls, PVCu glazed window to the rear, extractor fan, radiator and vinyl flooring in tile effect. Three piece suite comprising whirlpool bath with stainless steel mixer, low level WC and pedestal wash hand basin with shaver socket and wall mounted mirror with glass shelf.

Lounge
15' 1" x 10' 2" (4.60m x 3.10m)
Skimmed ceiling and walls, fitted carpet, radiator, PVCu window and French doors with Juliet balcony to the front overlooking the green and wooded park area.

Second floor landing
Via stairs with fitted carpet and spindle balustrade, skimmed ceiling, attic hatch, smoke alarm, electric socket and fitted carpet. Doors leading to three bedrooms and airing cupboard with additional storage and water tank.

Master bedroom
14' 9" x 11' 2" (4.50m x 3.40m)
Measurements narrow to 3.20m x 3.1m. Skimmed ceiling, PVCu window to the front and radiator. Fitted wardrobes and cupboards surrounding the bed and wardrobes with mirrored sliding doors. Door leading to the en suite.

En suite
7' 3" x 4' 3" (2.20m x 1.30m)
Skimmed ceiling, part tiled walls and vinyl flooring in tile effect. Three piece suite comprising pedestal wash hand basin with stainless steel mixer tap, low level WC and fully tiled shower cubicle with stainless steel shower attachment and glass and stainless steel sliding door. Stainless steel towel rail and extractor.

Bedroom 3
10' 6" x 8' 10" (3.20m x 2.70m)
Skimmed ceiling and walls, fitted carpet, PVCu window to the rear of the property and radiator.

Bedroom 4
11' 2" x 7' 3" (3.40m x 2.20m)
Skimmed ceiling, fitted carpet, radiator and velux window to the rear of the property.

Outside
The front is laid to lawn with planters either side and paved pathway with low level steps leading to the front door. External brick canopy with PVCu roof above. The rear garden is bound by fencing with paved area and path leading to the rear gate which leads onto the driveway and garage. Outside tap, electric sockets, decorative stone and wooden planters. Decked area to the side with overhead canopy and Astroturf area. Further decked area with wooden balustrade for seating area.

Garage
Has power with its own fuse board, two double sockets and wired lights, and is plaster boarded with insulated plater board.














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Payton Jewell Canes Ltd, 8 Dunraven Place - CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

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