



31 Wordsworth Avenue, Bridgend

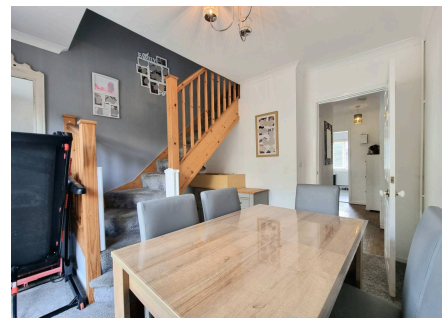
£275,000 Freehold

A very well presented four bedroom semi detached dormer bungalow • Modernised and extended by the current owners • Situated in an enviable position within the sought after Cefn Glas area of Bridgend • Contemporary fitted kitchen, shower room and family bathroom • Spacious lounge with feature partial bay window to the front and solid wood flooring • Main bedroom to the ground floor and three well proportioned bedrooms to the first floor • Newly installed gas combination boiler • Generous driveway off road parking extending the full width of the property plus a full length sheltered carport and garage • Good sized enclosed rear garden offering multiple entertainment spaces and a large timber summer house • Within walking distance to local shops, reputable schools ranging from Nursery to Comprehensive age and a play park

DanielMatthew
ESTATE AGENTS



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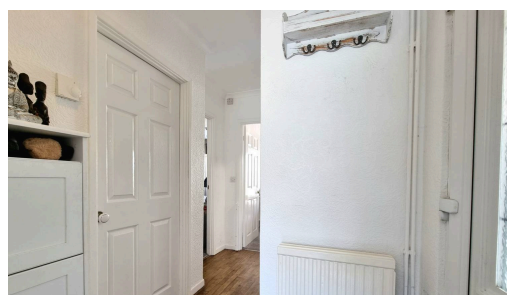
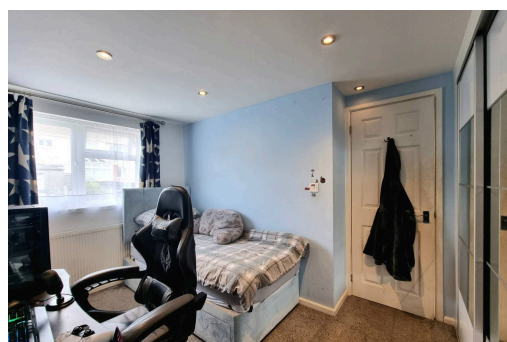


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating:
TBC





Hallway

The property is entered via a UPVC and double glazed side entrance door into the hallway, laid to solid wood flooring. The hallway provides access to the kitchen, lounge, bedroom one, dining room and ground floor shower room.

Lounge

15' 11" x 9' 11" (4.85m x 3.01m)

The bright and spacious lounge features solid wood flooring, a partial bay front with a large UPVC double glazed window and a focal feature gas fireplace with ornate stone surround to one wall (gas us currently capped).

Kitchen

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

The well appointed kitchen has been fitted with a matching range of contemporary base and wall matching units, complimented by wood effect laminated worktops. It benefits from an integrated dishwasher, integrated electric over with a four burner gas hob and integrated fridge/freezer. There is a large UPVC double glazed window to the front, contemporary splash back tiling and tiled flooring.

Dining Room

10' 4" x 9' 8" (3.16m x 2.94m)

Located to the rear of the property and benefitting from sliding UPVC double glazed patio doors, the dining room offers fitted carpet flooring, a fixed staircase giving access to the first floor accommodation and provides ample space to house a large dining table and chairs.



Shower Room

6' 5" x 5' 4" (1.96m x 1.63m)

The modern fitted ground floor shower room offers a white three piece suite comprising; double shower cubicle with rainfall shower fitted, enclosed by a full glazed shower screen, vanity wash hand basin with cupboard storage below and a low level WC mounted into a hidden cistern. The walls are protected by ornate stone effect PVC panels and benefits from a UPVC obscure glazed window to the side.

Bedroom One

14' 0" x 8' 7" (4.27m x 2.61m)

The spacious ground floor double bedroom is located to the rear of the property. The room offers a large UPVC double glazed window and fitted carpet flooring.

Landing

The staircase from the ground floor gives access to the first floor accommodation. The stairs and landing area benefits from fitted carpet flooring and there is a UPVC double glazed window at the head of the stairs.

Bedroom Two

10' 8" x 10' 3" (3.24m x 3.13m)

The second double bedroom is located to the first floor within the dormer extension. The room benefits from a UPVC double glazed window to the front, fitted carpet flooring and offers ample built in storage comprising of a double wardrobe and large closet, housing the new gas combination boiler.

Bedroom Three

10' 3" x 7' 6" (3.13m x 2.29m)

The third comfortable sized double bedroom features a large UPVC double glazed window to the rear, fitted carpet flooring and floor to ceiling fitted wardrobes, enclosed by sliding mirrored wardrobe doors.



Bedroom Four

7' 3" x 7' 5" (2.21m x 2.26m)

Bedroom four is a well proportioned single bedroom offering fitted carpet flooring, a UPVC double glazed window to the rear and benefits from a deep recessed alcove space, ideal for positioning shelving or hanging rails.

Bathroom

5' 9" x 5' 8" (1.74m x 1.72m)

The modern shared bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with over bath shower fitted and glazed shower screen, low level WC and a pedestal wash hand basin. There are protective PVC wall panels surrounding the bath area, vinyl flooring fitted and an obscure UPVC double glazed window to the side.

Rear Garden

The large enclosed rear garden has been thoughtfully landscaped into two useable tiers. There is a level paved patio area accessed directly off the dining room, with a picket gate and stone steps leading up to the second tier. The second tier is mainly laid to grass, benefitting from a level raised wooden decked platform space, ideal for social gatherings and a pathway leading up to the rear boundary, giving access to the large timber summer house. Currently used as a TV living space, the summer house offers versatility to cater for many needs and benefits from a window to the side, insulation within the wall panelling and electric power supply.

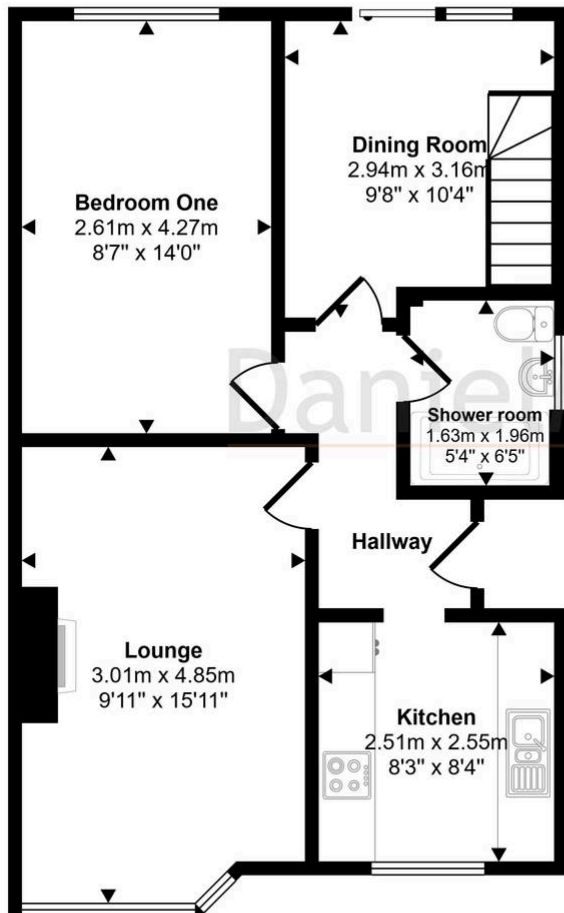
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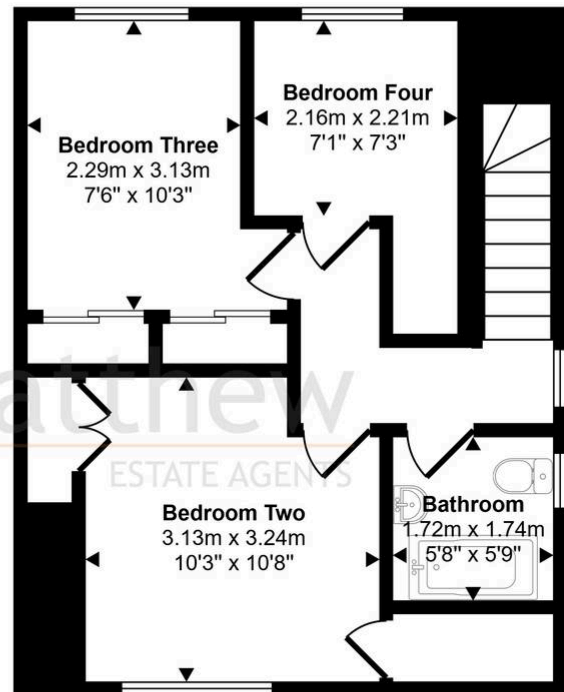




Approx Gross Internal Area
90 sq m / 967 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft



First Floor
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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