



## 7 Great Western Avenue, Bridgend

£265,000 Freehold

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED • COSY LOUNGE • MODERN KITCHEN/DINER WITH A RANGE OF INTEGRATED APPLIANCES • THREE BEDROOMS • MODERN AND RENOVATED BATHROOM • ENCLOSED GARDEN AND DRIVE • SOLD WITH NO ONGOING CHAIN



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### **Kitchen/Diner**

Beautiful kitchen with a range of high gloss wall and base units with complimentary worktops, composite sink and mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, electric hob with electric oven with extractor over, UPVC double glazed window and doors to rear aspect, UPVC double glazed window to side aspect, Central island/storage for dining and entertaining, radiator, plain walls, plain ceiling and tile flooring.

### **Entrance**

Enter via main door into the hallway, access to the ground floor rooms, understairs storage, plain walls, plain ceiling, tile flooring, radiator and access to first floor rooms.

### **Lounge**

UPVC double glazed bay window to front aspect, plain walls and plain ceiling, carpet flooring and radiator.

### **Landing**

Side UPVC double glazed window, access to first floor rooms, attic hatch, plain walls, plain ceiling and carpet flooring.

### **Bedroom One**

UPVC double glazed bay window to front aspect, plain walls and plain ceiling, carpet flooring and radiator.

### **Bedroom Two**

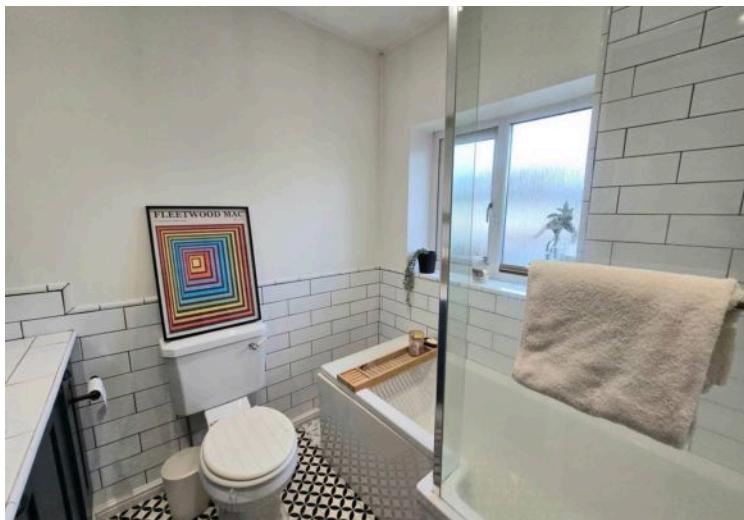
UPVC double glazed window to rear aspect, plain walls and plain ceiling, carpet flooring and radiator.



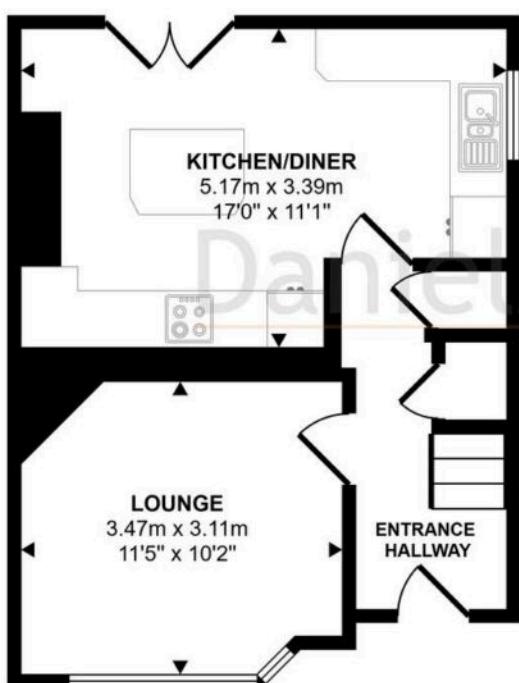
## GARDEN

Enclosed garden with a spacious laid to deck with a path leading to the laid to lawn with fence and wall boundaries.



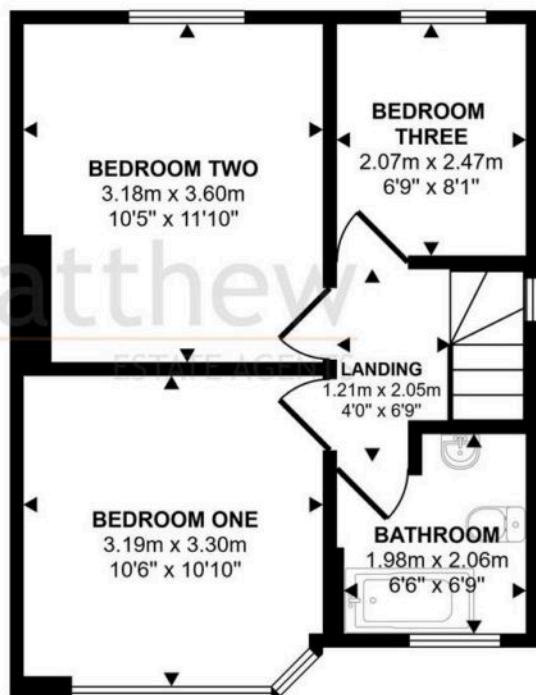


Approx Gross Internal Area  
71 sq m / 760 sq ft



Ground Floor

Approx 34 sq m / 367 sq ft



First Floor

Approx 37 sq m / 393 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.

You can include any text here. The text can be modified upon generating your brochure.

DanielMatthew  
ESTATE AGENTS