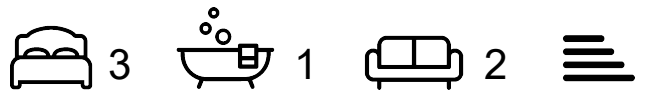




## Garfield Avenue

Bridgend, CF31 1QA

£230,000

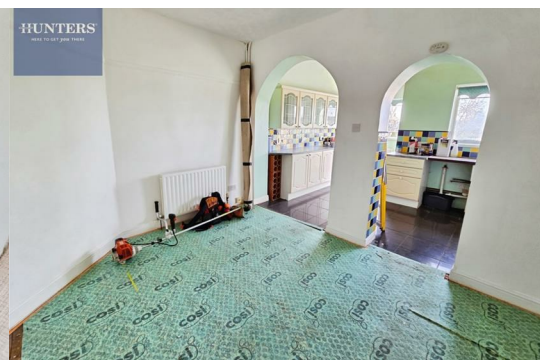
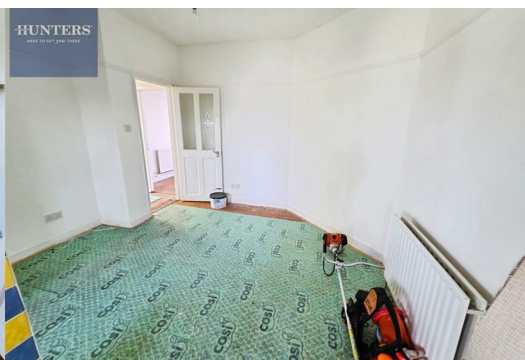


This three-bedroom semi-detached house is offered for sale in Bridgend and provides a neutrally decorated interior, ready for personalisation. The property features two reception rooms, offering flexible space for living and dining, along with a fitted kitchen and a family bathroom. Externally, there is a garden, parking and a double garage, providing practical storage and vehicle space.

The house is well located for local amenities, with Bridgend town centre offering a range of shops, supermarkets, cafés and services. There are nearby schools, making this a practical option for buyers seeking access to education facilities.

Public transport links are available from Bridgend railway station, with regular services to Cardiff, Swansea and further afield, making it convenient for commuting or leisure travel. Local bus routes also serve the area, connecting surrounding neighbourhoods and retail destinations.

The property sits within a sought after location, with local walking routes and green spaces accessible nearby, providing options for outdoor recreation. With its layout and location, this home may particularly appeal to first time buyers looking to establish themselves in the Bridgend area. Council tax is currently band C.



## General

Bridgend town is a vibrant and historic town located in the county borough of Bridgend, Wales. It is a thriving hub of activity with a rich industrial heritage and a strong sense of community. The town is well-connected with excellent transport links, including a railway station that provides regular services to Cardiff, Swansea, and other major cities in the region. The M4 motorway also runs through the town, making it easy to access other parts of Wales and England.

Living in Bridgend town offers a range of benefits and highlights. The town has a variety of local amenities, including shopping centers, restaurants, cafes, and pubs, catering to the needs of residents. There are also several supermarkets, leisure facilities, and healthcare services available within easy reach.

The town is surrounded by beautiful countryside and is close to stunning beauty spots such as the Glamorgan Heritage Coast and the Brecon Beacons National Park. Residents can enjoy scenic walks, hiking, and outdoor activities, making it an ideal location for nature lovers and outdoor enthusiasts.

Bridgend town is also home to a number of schools, including both primary and secondary schools, providing a high standard of education for children of all ages. The town has a strong sense of community spirit and offers a range of cultural and social activities for residents to enjoy, including music concerts, theatre performances, and art exhibitions.

## Hallway

with exposed floorboards, skimmed walls and textured ceiling with central lighting, stairs to first floor doors to;

Lounge 15'2" x 12'1" (at widest) (4.62m x 3.68m (at widest))

with varnished wood flooring, skimmed walls with picture rail and textured ceiling with central lighting, radiator, wood fire surround with tiled back panel and open fireplace, two windows to front.

Dining 12'2" x 10'5" (at widest) (3.71m x 3.18m (at widest))

with exposed floorboards, skimmed walls with picture rail and textured ceiling with central lighting, radiator, under stair storage and two open arches to kitchen.

Kitchen 15'5" x 11'8" (I shape) (4.70m x 3.56m (I shape))

Tiled flooring, skimmed walls & vaulted wood clad ceiling, central light fittings, radiator, selection of base and wall units in white shaker style with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, two windows and door to rear garden.

## Landing

exposed floorboards, papered walls and ceiling with central lighting, wood bannister with spindles, attic access, doors to:

Bedroom 1 10'8" x 9'2" (3.25m x 2.79m)

with carpets, skimmed walls and ceiling with central lighting, windows to front, radiator, selection of built in wardrobes.

Bedroom 2 10'5" x 7'1" (3.18m x 2.16m)

with carpets, skimmed walls and ceiling with central lighting, windows to front, radiator.

Bedroom 3 9'10" x 5'7" (3.00m x 1.70m )

with carpets, skimmed walls and ceiling with central lighting, windows to rear, radiator.

Bathroom 7'8" x 5'4" (2.34m x 1.63m )

with tiled floors and walls with wood clad ceiling and central lighting, 3 piece suite, WC and sink and shower cubicle with thermostatic shower, radiator, window to side.

## Gardens

Front open garden with concrete driveway leading to side and hardstand in front of house.

Enclosed rear gardens with patio against house with rear lawn and central concrete. There is a block built workshop at the top of the garden and triple garage to the rear with sliding doors to rear lane, with side door access from the garden.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

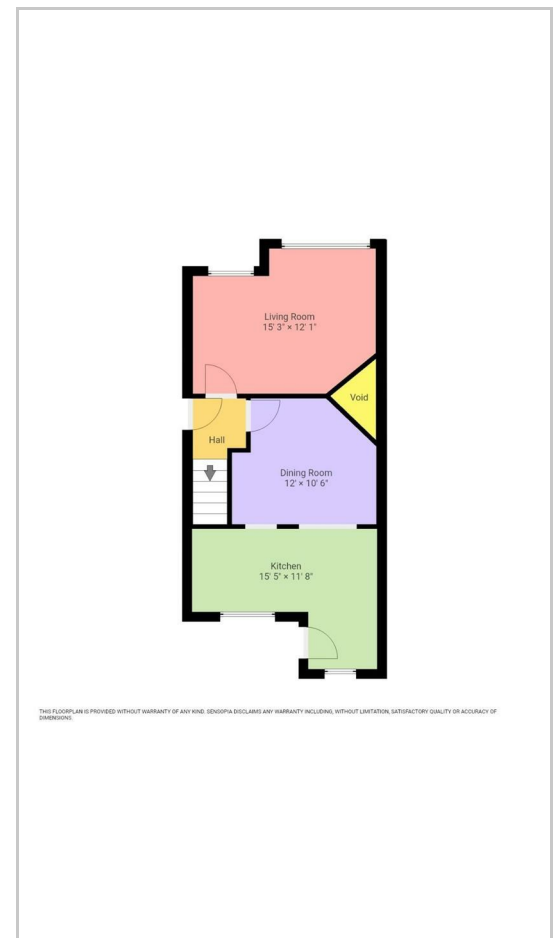
18 Coychurch Road, Pencoed, Bridgend, CF35 5NG

Tel: 01656 856118 Email: [bridgend@hunters.com](mailto:bridgend@hunters.com) <https://www.hunters.com>

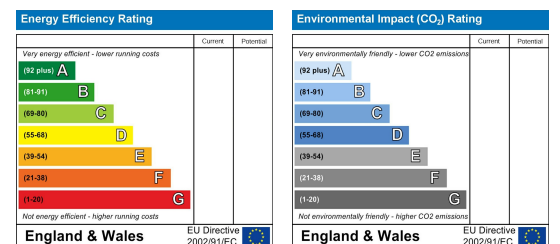
## Area Map



## Floor Plans



## Energy Efficiency Graph



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