



## Waunscil Avenue, offers in the region of £260,000

- Open Plan Living/Dining Room
- Driveway and Garage
- Close Distance To Bridgend Town Centre
- Perfect Family Home
- Modernised throughout
- EPC Rating: D



 3  2  2



## About the property

Immaculately presented three-bedroom detached home on Waunscil Avenue, offering bright and airy living spaces with large windows, an open-plan lounge/diner, well-equipped kitchen, downstairs shower room, first-floor bathroom, and three double bedrooms, and features front and rear gardens.





## Accommodation

### Entrance Hall

### Reception Room

22' x 12' 10" ( 6.71m x 3.91m )

### Kitchen

10' 10" x 10' 10" ( 3.30m x 3.30m )

### Rear Hallway

### Shower Room

### Garage

17' 9" x 9' 2" ( 5.41m x 2.79m )

### First Floor

### Landing

### Bedroom One

12' 10" x 10' 10" ( 3.91m x 3.30m )

### Bedroom Two

10' 10" max x 9' 10" max ( 3.30m max x 3.00m max )

### Bedroom Three

10' 10" x 8' 6" ( 3.30m x 2.59m )

### Bathroom

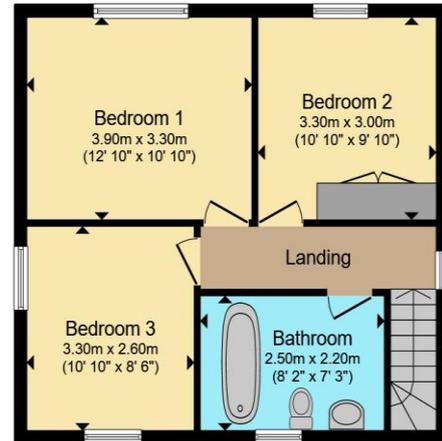
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## Floorplan



**Ground Floor**



**Top Floor**

Total floor area 127.0 m<sup>2</sup> (1,367 sq.ft.) approx

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