



29 Byron Avenue, Bridgend

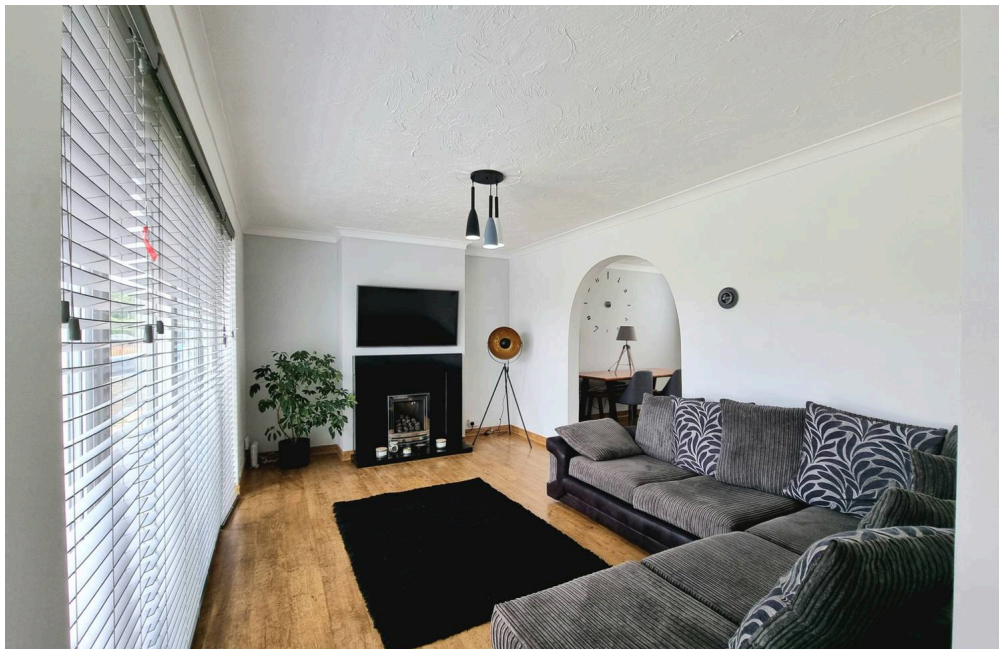
£220,000 Freehold

A very well presented three bedroom semi detached property • Modernised extensively by the current owner • Open plan Living / Dining space, with scope to reconfigure if preferred • Contemporary fitted kitchen and shower room • Generous built in storage throughout the home • Partially boarded loft with pull down ladder access and power supply • Modern gas combination boiler fitted • Driveway off road parking and external outhouse with pedestrian door • Ideally situated within walking distance to reputable schools ranging from Nursery through to Comprehensive

DanielMatthew
ESTATE AGENTS



- A very well presented three bedroom semi detached property
- Modernised extensively by the current owner
- Open plan Living / Dining space, with scope to reconfigure if preferred
- Contemporary fitted kitchen and shower room
- Generous built in storage throughout the home
- Partially boarded loft with pull down ladder access and power supply
- Modern gas combination boiler fitted
- Driveway off road parking and external outhouse with pedestrian door
- Ideally situated within walking distance to reputable schools ranging from Nursery through to Comprehensive

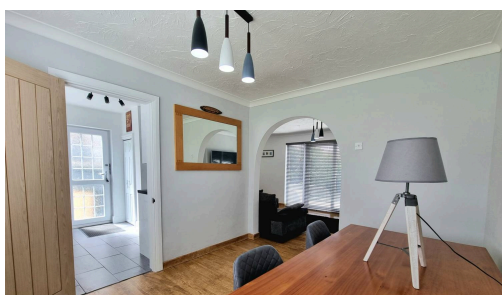
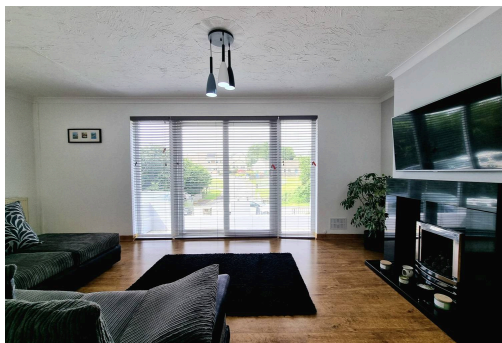


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Lounge

18' 8" x 10' 1" (5.70m x 3.07m)

The bright and spacious lounge features UPVC double glazed sliding patio doors to front aspect and laminate wood effect flooring and radiator. To one wall, a features gas fireplace stands with a marble effect surround and an opening archway to the rear leads through into dining room. Access to the first floor accommodation is gained via a doorway leading to carpeted fixed staircase.

Dining Room

10' 5" x 9' 7" (3.17m x 2.92m)

The dining room benefits from a UPVC double glazed window to rear aspect and has a continuation of the same laminate wood effect flooring as the lounge. A solid oak door to one side gives access into the kitchen.

Kitchen

10' 4" x 8' 10" (3.15m x 2.70m)

The kitchen has been fitted with a matching range of contemporary white gloss base and wall mounted units, with a complimenting black laminated worksurface. The room benefits from a UPVC double glazed window to the rear, with a composite black sink unit with swan neck mixed tap positioned below and a UPVC obscure double glazed pedestrian door to the side. The room further features slate tiled flooring, contemporary splashback tiling, integrated electric oven and a four burner gas hob with extractor fan above. It offers space and plumbing for washing machine, free standing fridge freezer to remain and a bi-fold wooden door gives access to a useful understairs storage cupboard.



Bedroom One

10' 6" x 11' 11" (3.19m x 3.63m)

The light and airy main bedroom has recently been redecorated to offer laminate wood effect flooring and plain painted walls, with a UPVC double glazed window to rear aspect,

Bedroom Two

10' 1" x 11' 11" (3.07m x 3.63m)

Bedroom two is a well proportioned double bedroom featuring a UPVC double glazed window to front aspect, fitted carpet flooring and built in fitted wardrobe storage, enclosed by mirrored sliding doors. An additional built in cupboard currently houses the modern gas combination boiler radiator.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

Bedroom three is a generous single bedroom featuring a UPVC double glazed window to front aspect and fitted carpet flooring.

Shower Room

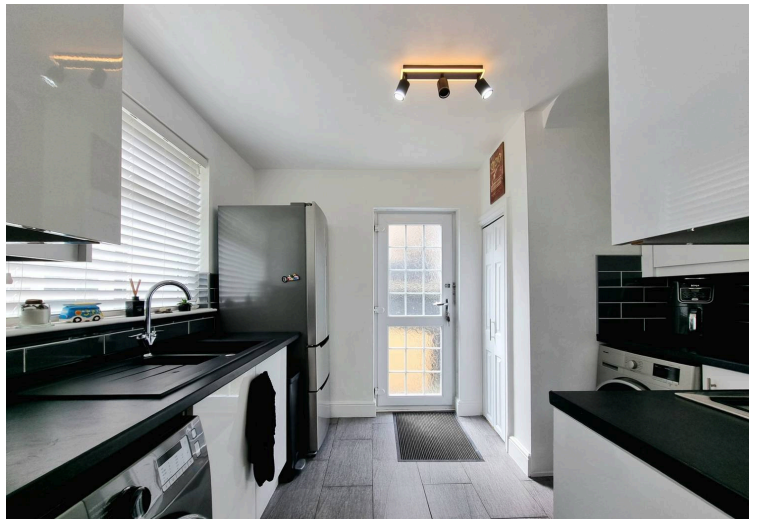
7' 0" x 6' 8" (2.14m x 2.04m)

The modern fitted shower room has been fitted with a contemporary white three piece suite comprising; double shower cubicle with glazed shower screen and a mains rainfall shower, low level WC and a vanity wash hand basin with cupboard storage below. The room further features a UPVC obscured double glazed window to side aspect, herringbone effect vinyl floor, a wall mounted towel radiator and tiled splashbacks to all wet areas.

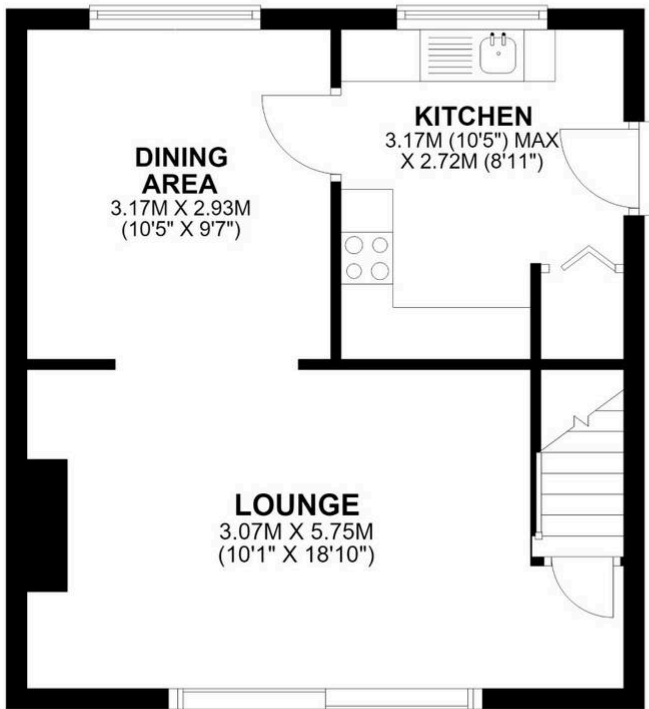
Garden

Large tiered garden, laid mainly to lawn, offering fenced boundaries and a concrete pathway leading to a level top tier with gravel base ideal for a storage shed.





GROUND FLOOR



FIRST FLOOR



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