



**34 Parcau Avenue, Bridgend - CF31 4SY**  
Bridgend

Offers in Region of **£350,000**

# 34 Parcau Avenue

Bridgend

This beautifully refurbished three bedroom semi detached house offers a stylish and contemporary living environment ideal for families and professionals alike. The property features a welcoming lounge, providing a comfortable space for relaxation and entertaining. The open plan kitchen and dining area is a standout feature, complete with modern fittings and bi-folding doors that create a seamless transition between spaces, perfect for both every-day living and hosting guests. A convenient downstairs WC adds practicality to the ground floor layout. Upstairs, the home boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The modern four piece bathroom suite has been finished to a high standard, offering both a bath and a separate shower for added luxury and convenience. The property has been tastefully refurbished throughout, presenting a fresh and inviting atmosphere ready for immediate occupation. Additional benefits include off road parking and a garage (ideal for secure storage or further parking options). This traditional semi detached house combines classic charm with modern enhancements, making it an exceptional opportunity for those seeking a move-in ready home in a desirable location. Early viewing is highly recommended to appreciate the quality and attention to detail this property provides.





- Traditional three bedroom semi detached house
- Lounge
- Refurbished throughout
- Downstairs WC
- Modern four piece bathroom suite
- Open plan kitchen/diner with bi-folding doors
- Off road parking and garage

### **Entrance**

Via PVCu door with PVCu frosted double glazed side panels into the entrance hall finished with centre light, parquet flooring and under stair storage cupboard. Stairs leading to the first floor. Doors leading to lounge, kitchen/diner and downstairs WC.

### **Downstairs WC**

3' 11" x 2' 6" (1.20m x 0.75m)

Decorative papered walls, frosted double glazed window overlooking the side of the property and tiled flooring. Two piece suite comprising wall hung sink with gold mixer tap and low level WC.

### **Lounge**

12' 11" x 12' 8" (3.94m x 3.86m)

Centre light, large PVCu double glazed bay window overlooking the front of the property, tiled hearth and a continuation of the parquet flooring. Double sliding doors into the kitchen/diner.



**Kitchen/diner**

19' 5" x 19' 2" (5.93m x 5.84m)

Sunken spot lights, lantern sky light, bi-folding double glazed doors leading out to the rear garden and tiled flooring. A range of wall and base units in a shaker style with complementary square edge quartz work surfaces. Integrated appliances to include fridge/freezer, dishwasher, washing machine, electric oven, microwave oven, four ring induction hob and overhead extractor fan. One and a half sink with gold mixer tap. Cupboard housing new Worcester combination boiler. Breakfast bar island with pendant lights above. Designer vertical radiator.

**Landing**

Via stairs with fitted carpet, part panelled walls and PVCu double glazed window overlooking the side of the property. Doors leading to three bedrooms and bathroom. Access to loft.

**Bathroom**

7' 11" x 6' 8" (2.42m x 2.03m)

Sunken spot lights, wall mounted electric mirror, tiling to splash back areas, frosted PVCu double glazed window overlooking the side and the rear of the property, tiled flooring. Four piece suite comprising low level WC, freestanding bath with gold mixer tap and shower attachment, pedestal sink with gold mixer tap, large walk in shower with gold overhead mixer shower, hand held attachment and sliding glass door.

**Bedroom 1**

11' 11" x 11' 3" (3.64m x 3.42m)

Centre light, designer radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

**Bedroom 2**

13' 7" x 11' 5" (4.14m x 3.47m)

Centre light, two panelled walls, PVCu double glazed bay window overlooking the front of the property, designer radiator and fitted carpet.

**Bedroom 3**

7' 11" x 6' 11" (2.42m x 2.12m)

Centre light, PVCu double glazed window overlooking the front of the property, designer radiator and fitted carpet.

**Outside**

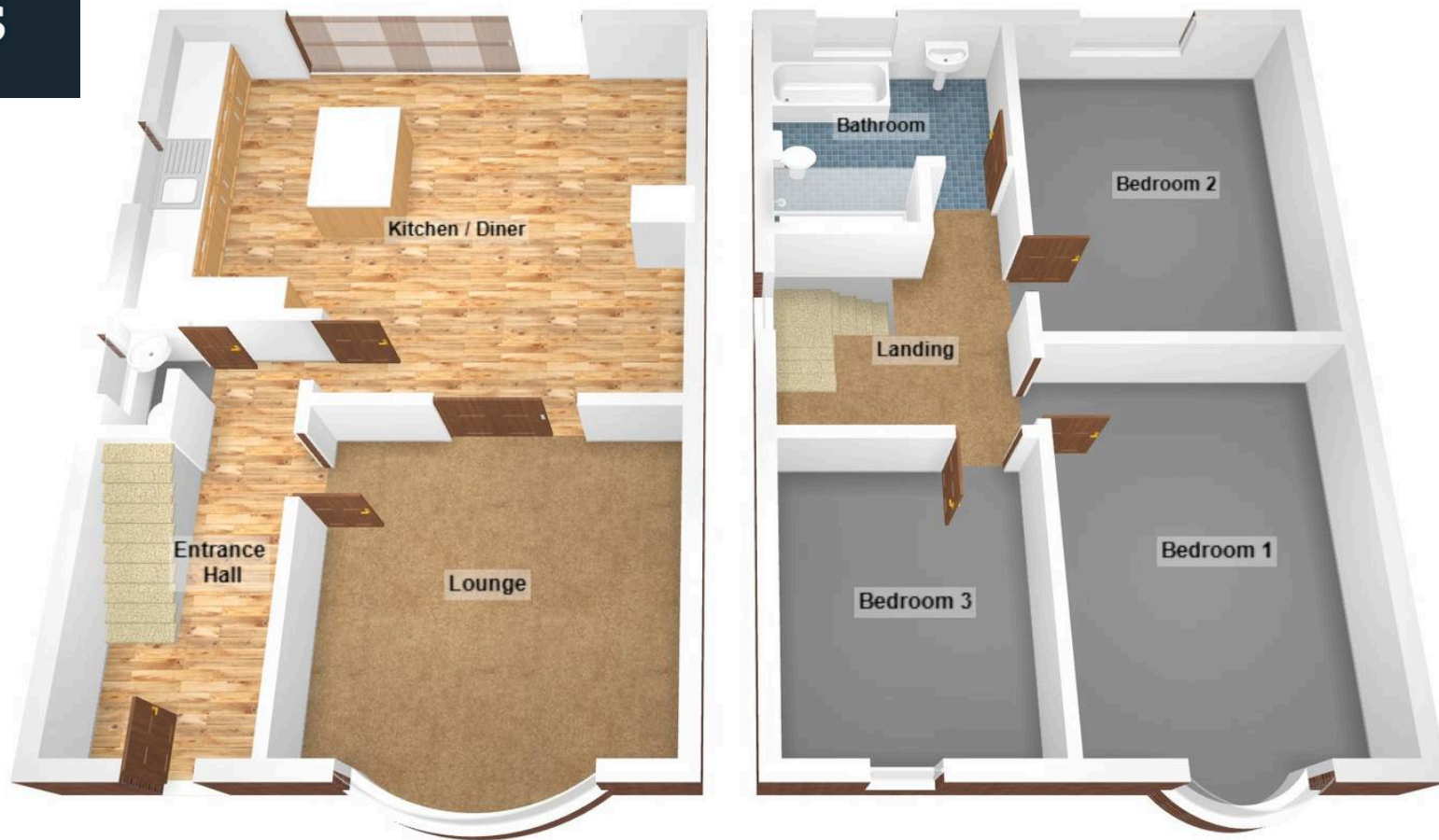
Nice sized enclosed and private rear garden with patio area ideal for garden furniture, steps leading to area laid to lawn with a centre path. The front garden is laid to lawn with off road parking leading to a garage. Tiled porch and curved arch way to the front door.

**Garage**

Traditional up and over door.







## Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk) • [pjchomes.co.uk/](http://pjchomes.co.uk/)

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.