



1 Greenfields Avenue, Bridgend - CF31 4SR
Bridgend

£349,995

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Bridgend

Introducing this very attractive traditional three bedroom detached dormer bungalow situated within a sought after location of Bridgend with walking distance to the recreational centre and Newbridge Fields and close to Bridgend town centre, McArthur Glen Designer Outlet, M4 corridor, The New Bridgend Health & Well Being Centre and Glamorgan Heritage Coast. The property benefits from an entrance porch, two reception rooms, kitchen diner, bathroom and shower room, enclosed rear garden, driveway parking and detached garage. Viewing recommended.

- Three bedroom detached dormer bungalow
- Two reception rooms
- Ground floor bathroom and first floor shower room
- Front, side and rear gardens
- Driveway parking and detached garage
- Kitchen / Diner





Entrance porch

PVCu glazed front door, PVCu part panelled walls with PVCu windows to both sides. Tiled flooring and wall light. PVCu door leading into the lounge.

Lounge

11' 10" x 12' 2" (3.60m x 3.70m)

Papered ceiling, papered walls with dado rail, radiator, laminate flooring and PVCu French Georgian style doors and side panel windows to the front of the property. Two further PVCu windows to the side, doors leading to inner hallway, door leading to kitchen..

Reception 2

Papered ceiling, papered walls, carpeted floor, PVCu to the front elevation, wooden balustrade with carpeted stairwell to the 1st floor, stairlift.

Kitchen

11' 10" x 7' 7" (3.60m x 2.30m)

Papered and coved ceiling with spot lights, half tiled / half papered walls, tile effect vinyl flooring, radiator and PVCu window overlooking the side of the property. A range of matching wall and base units with complementary work surfaces housing a stainless steel sink/drainer with stainless steel mixer tap. Space for freestanding fridge/freezer and washing machine. Built in oven with five ring stainless steel gas burner and housed extractor above. Recently fitted Glo Worm combination boiler and opening into the diner/breakfast room.



Dining room

8' 10" x 10' 10" (2.70m x 3.30m)

Emulsioned and coved ceiling, papered walls, vinyl flooring in tile effect, radiator, PVCu windows overlooking the side and rear of the property and PVCu frosted glazed door leading to the rear and side.

Inner hall

Storage cupboard and doors leading to the downstairs bathroom and bedroom.

Ground floor Bedroom

10' 10" x 8' 10" (3.30m x 2.70m)

Papered and coved ceiling, papered walls with dado rail, fitted carpet, PVCu French doors leading out to the rear of the property and radiator.

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

Aqua panelled ceiling and walls, extractor, PVCu frosted window to the rear of the property, laminate flooring and towel rail. Three piece suite comprising low level WC, pedestal wash hand basin with brass hot and cold taps and bath with glass mixer tap and hand shower attachment.

Landing

Via stairs with fitted carpet, emulsioned ceiling, papered walls, smoke alarm, electric socket and doors leading to two bedrooms and shower room.

Bedroom 1

13' 5" x 12' 6" (4.10m x 3.80m)

Measurements narrow to 3.3m. Emulsioned and coved ceiling, wall lights, fitted carpet, emulsioned walls, radiator, PVCu window overlooking the rear and three built in storage cupboards.

Bedroom 2

15' 9" x 8' 6" (4.80m x 2.60m)

Measurements narrow to 2.4m. Emulsioned and coved ceiling, emulsioned walls, PVCu windows to the rear and the side of the property, eaves storage and fitted carpet.

Shower room

6' 11" x 6' 3" (2.10m x 1.90m)

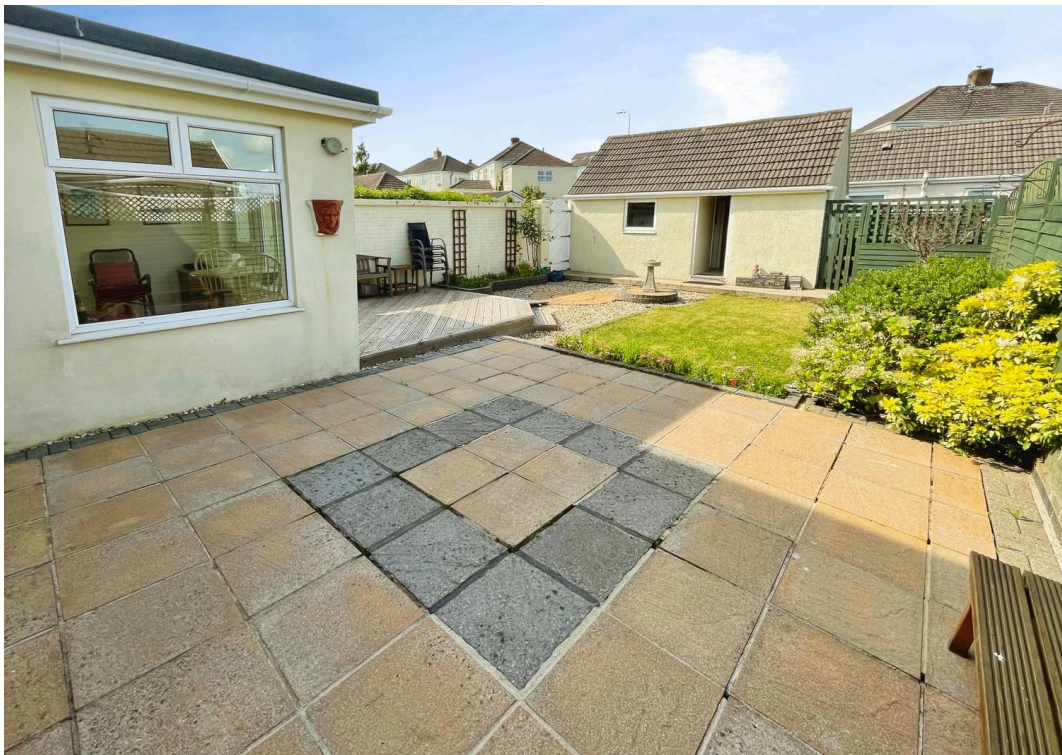
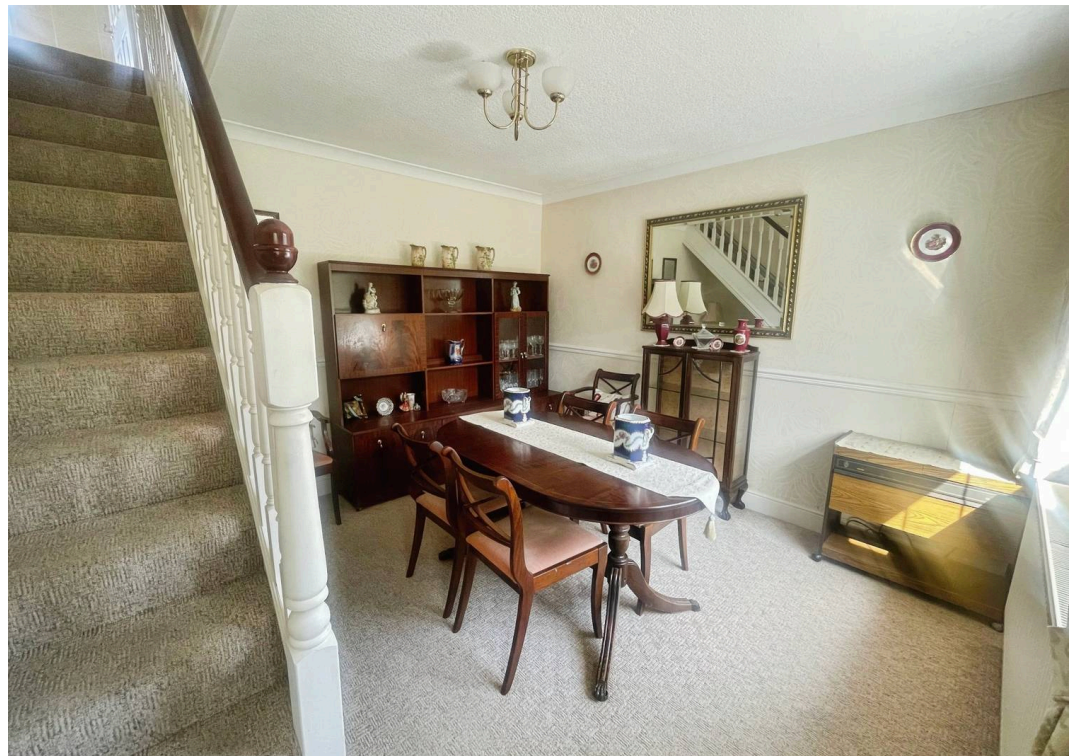
Emulsioned ceiling with extractor, spot lights, fully tiled walls, vinyl flooring in tile effect, towel rail and frosted PVCu double glazed window to the rear. Three piece suite comprising porcelain sink with brass mixer tap, mirrored wall unit with lights, low level WC and quadrant shower cubicle with shower attachment and sliding doors.

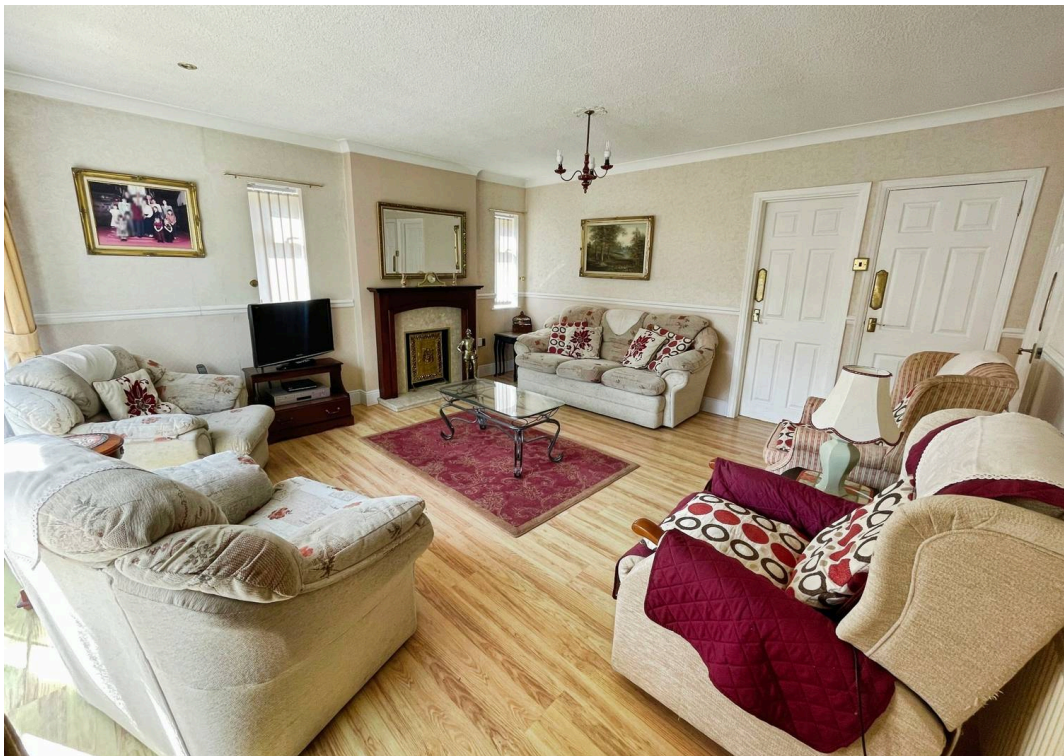
Garage

The garage is accessed via a glazed courtesy door and has been partitioned, PVCu windows to the rear and side, tiled flooring, stud walls dividing the space into two separate rooms and garage door to the front.

Outside

Situated on a corner plot with a tarmac driveway to the front and a further tarmac driveway to the rear leading to a detached garage. Areas laid to lawn with decorative stone and mature shrubs. Step down to a paved area which continues to the side of the property with decorative stone and steps leading to the second driveway to the rear. Wooden courtesy gate leading to the rear garden. The rear garden is laid to decking with paved areas, one step down to an area of decorative stone with dwarf wall planters surrounding the garden with lawned area. Courtesy wooden gate leading to the rear driveway and further gate behind the garage with a decked area ideal for storage





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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