

7 Picton Gardens, Bridgend

Bridgend

£250,000







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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A lovingly maintained and well presented detached family home
- Available to purchase with no ongoing chain
- Situated in a well regarded small development with no through road
- Entrance porch, cloakroom, lounge, kitchen/diner and conservatory to the ground floor
- Three spacious bedrooms, bathroom and good storage to the first floor
- Modern fitted UPVC double glazing to the majority of windows and doors
- Generous sized private, enclosed rear garden
- Tandem driveway off road parking to the side for two/three vehicles
- Detached garage with power supply and side doorway access from the garden







Entrance Porch
3' 8" x 5' 10" (1.12m x 1.77m)
The property is entered via a UPVC and glazed panel door into a useful entrance porch, laid to tile flooring. The porch benefits from plumbed central heating, lighting and gives a to the grounf floor cloakroom and lounge.

Lounge
15' 4" x 11' 11" (4.68m x 3.64m)
The bright and spacious lounge is fitted with modern carpet flooring, which extends onto the staircase leading to the first floor accommodation. There is a large UPVC double glazed window to the front, a doorway to side giving access to a generous understairs storage cupboard and a second doorway to the rear giving access to the kitchen/diner.

Kitchen/Diner
8' 7" x 14' 11" (2.62m x 4.55m)
The kitchen/diner to the rear has been fitted with a matching range of shaker style base and wall mounted units, with butchers block effect laminated worktops. It boasts a modern composite sink unit positioned below the UPVC double glazed window to the rear, an integrated double oven with four burner gas hob and offers space for two appliances. The room further benefits from vinyl fitted flooring and splashback tiling surrounding the worksurface areas. UPVC sliding patio doors to the rear give access to the conservatory extension.

WC
The ground floor cloakroom has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. The room benefits from vinyl fitted flooring and a UPVC obscure glazed window to the side.

Conservatory
7' 6" x 7' 3" (2.29m x 2.21m)
The UPVC framed conservatory features ceramic tiled flooring, a sloped polycarbonate roof, sliding patio doors giving access to the conservatory, full length windows and sliding patio doors to the side, giving access to the rear garden.

Bedroom One
10' 0" x 14' 11" (3.05m x 4.55m)
The spacious front double bedroom features fitted carpet flooring, two modern UPVC double glazed windows to the front, a fitted double wardrobe and a door giving access to a generous storage cupboard.

Bedroom Two
7' 9" x 8' 4" (2.36m x 2.55m)
Bedroom two is a comfortable sized double bedroom featuring fitted carpet flooring and a modern UPVC double glazed window to the rear.

Bedroom Three
9' 0" x 6' 3" (2.74m x 1.90m)
Bedroom three is a well proportioned single bedroom featuring fitted carpet flooring and a UPVC double glazed window to the rear.

Bathroom
The bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with over bath electric shower, vanity wash hand basin with cupboard storage below and a low level WC. There is full height tiling to all walls, tiled flooring, a wall mounted mirrored vanity cupboard above the sink, a glazed shower screen surrounding the bath, an obscure UPVC double glazed window to the side and wall mounted chrome heated towel rail.



REAR GARDEN

The large, private enclosed rear garden is predominantly laid to lawn, with a level paved patio area adjacent to the conservatory, offering a convenient space to place garden furniture. The garden is mainly bordered by feather edge wood fencing, with a tall wooden side gate giving access to the front of the garage and driveway.

DRIVEWAY

3 Parking Spaces

The level driveway positioned to the side of the property provides off road parking for two/three vehicles ahead of the detached garage.

GARAGE

Single Garage

The detached garage at the head of the driveway features a traditional up and over front garage door, with a second side access door to the rear, providing convenient access to the rear garden. The garage benefits from a pitched roof, UPVC double glazed window to the rear and power supply.



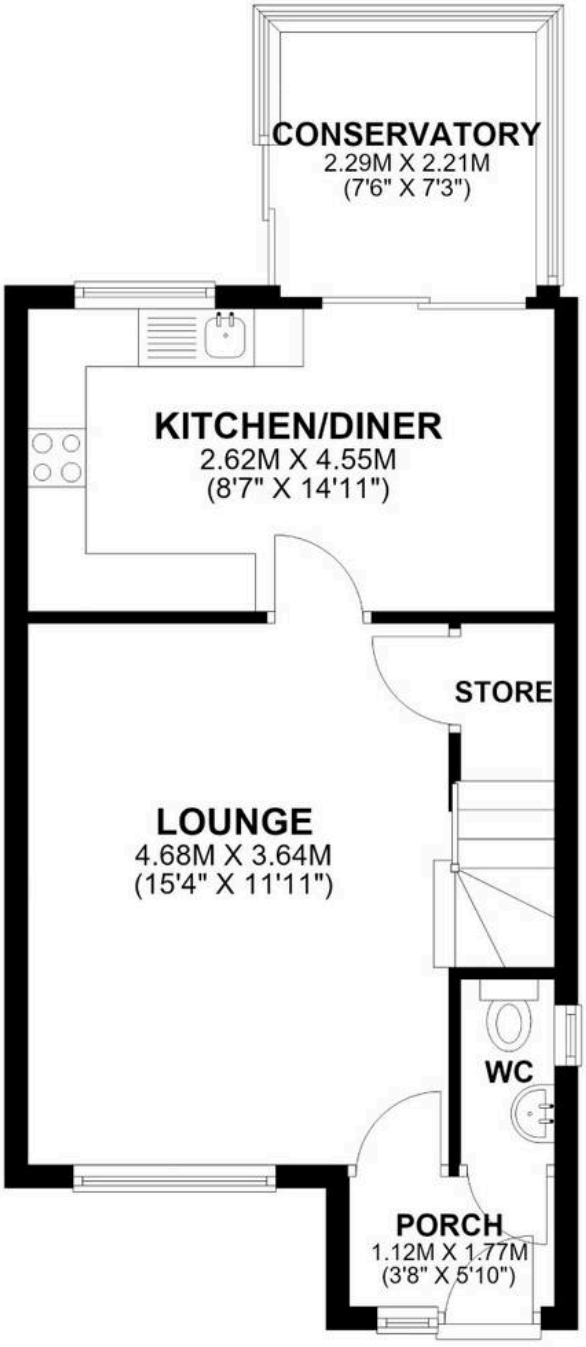




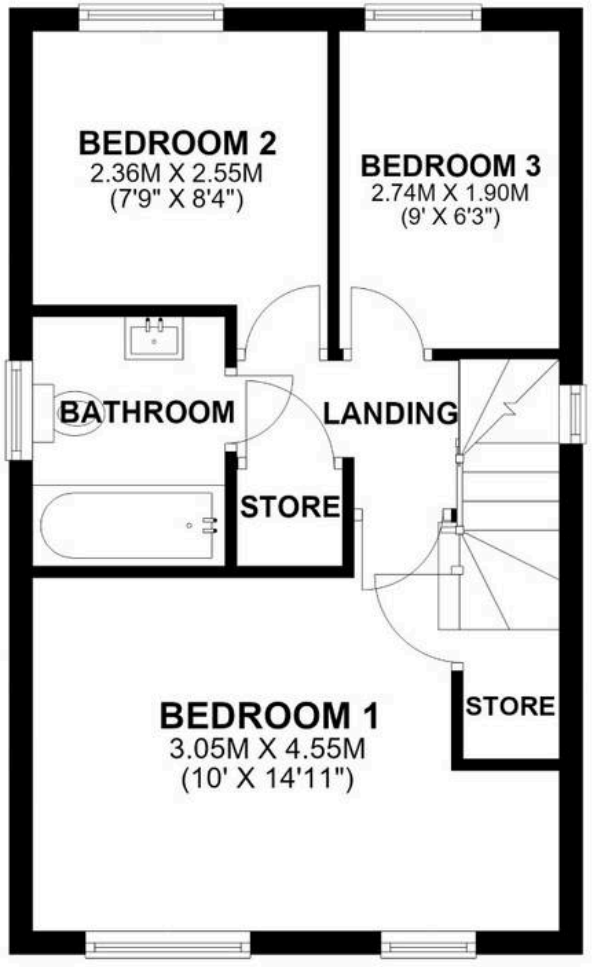




GROUND FLOOR



FIRST FLOOR





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