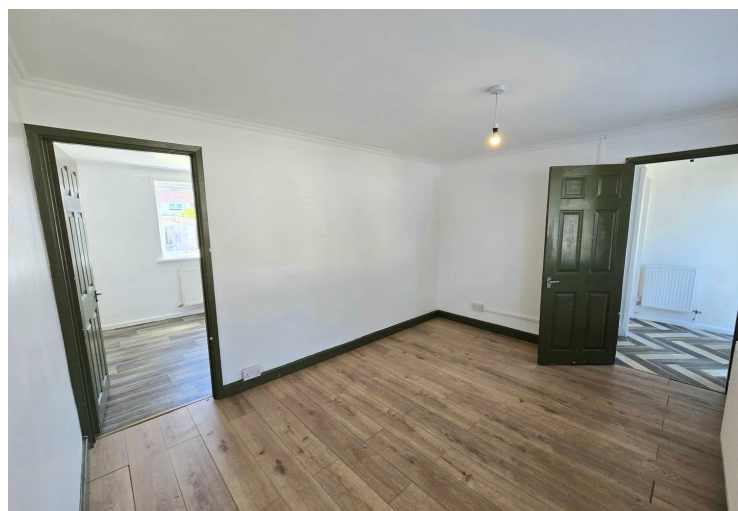




45 Waunscil Avenue, Bridgend

£170,000 Freehold

THREE BEDROOM SEMI WITH REAR PARKING AND GARAGE • TWO RECEPTION ROOMS INCLUDING LOUNGE AND DINING ROOM • INNER HALLWAY WOULD MAKE A PERFECT UTILITY AREA • THREE BEDROOMS AND FAMILY BATHROOM • FRONT AND REAR GARDEN • SIDE ACCESS WITH REAR PARKING AND GARAGE • SOLD WITH NO ONGOING CHAIN • NON STANDARD CONSTRUCTION • CLOSE TO BRIDGEND TOWN AND LOCAL AMENITIES

DanielMatthew
ESTATE AGENTS



Three bedroom semi-detached home with two reception rooms, utility area, garage, parking, and no chain. Close to Bridgend town centre, schools, and parks. Non-standard construction.

Council Tax band: B

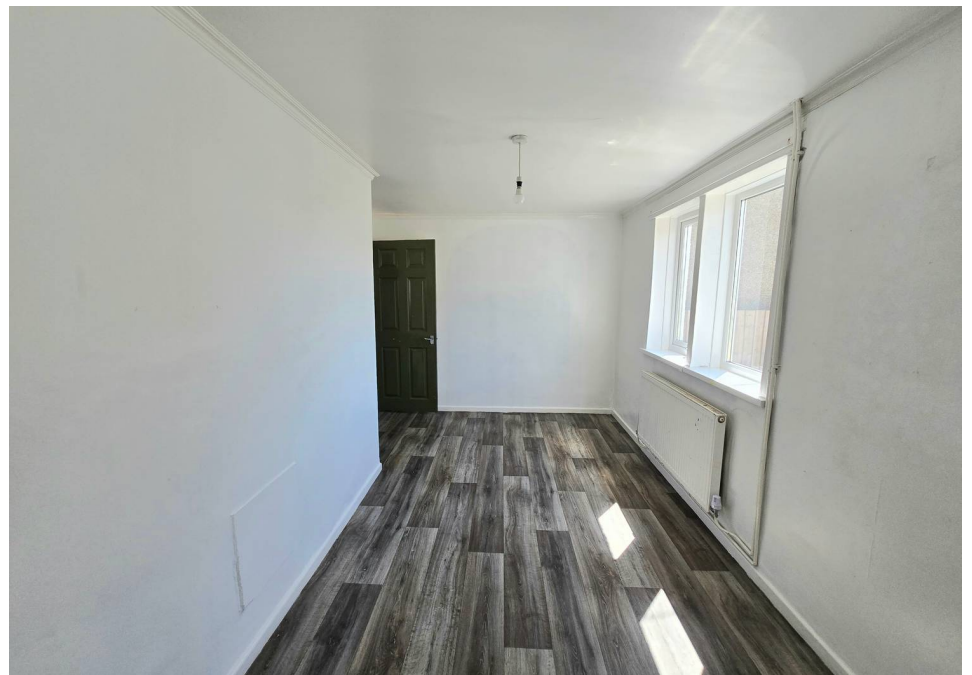
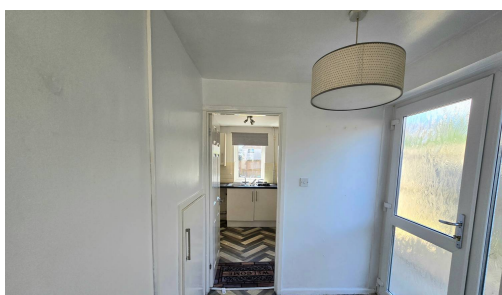
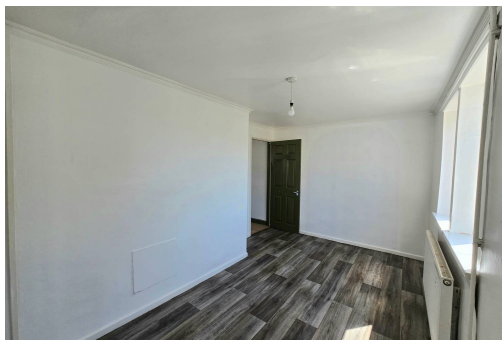
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- › THREE BEDROOM SEMI WITH REAR PARKING AND GARAGE
- › TWO RECEPTION ROOMS INCLUDING LOUNGE AND DINING ROOM
- › INNER HALLWAY WOULD MAKE A PERFECT UTILITY AREA
- › THREE BEDROOMS AND FAMILY BATHROOM
- › FRONT AND REAR GARDEN
- › SIDE ACCESS WITH REAR PARKING AND GARAGE
- › SOLD WITH NO ONGOING CHAIN
- › NON STANDARD CONSTRUCTION
- › CLOSE TO BRDIGEND TOWN AND LOCAL AMENTIES





ENTRANCE

Enter via UPVC door into hallway, plain walls, plain ceiling, radiator, vinyl flooring and access to ground floor rooms.

KITCHEN

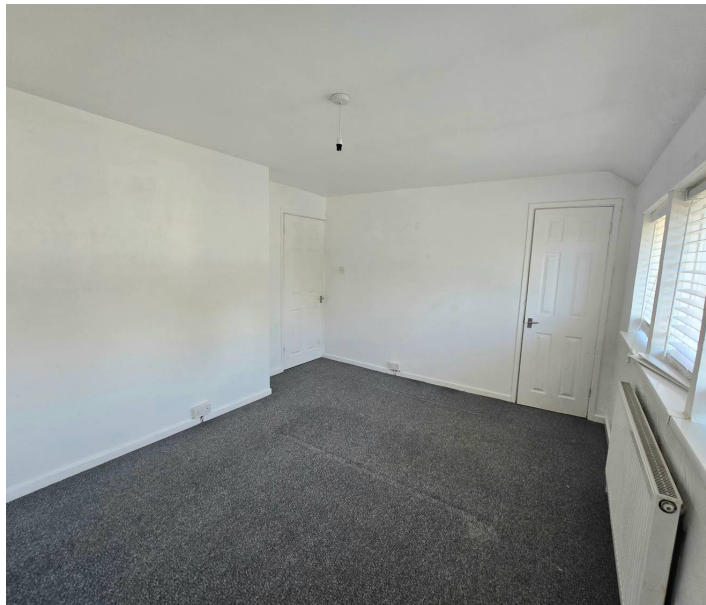
10' 0" x 8' 0" (3.04m x 2.45m)

UPVC double glazed window to front aspect, range of wall and base units with complimentary worktop, boiler is 18 months old and housed in the kitchen, stainless steel sink with mixer tap, gas hob and electric oven with extractor over, space for a washing machine, space for a fridge/freezer, plain walls, plain ceiling and vinyl flooring.

LOUNGE

13' 9" x 10' 7" (4.19m x 3.23m)

Three UPVC double glazed windows to front aspect, plain walls, plain ceiling, radiator and laminate flooring.



DINING ROOM

14' 6" x 9' 9" (4.42m x 2.96m)

Two UPVC double glazed windows to rear aspect, plain walls, plain ceiling, radiator and laminate flooring.

INNER HALLWAY

UPVC double glazed door to side aspect, plain walls, plain ceiling, radiator, two storage cupboards and vinyl flooring.

LANDING

Landing with plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.

BEDROOM ONE



LANDING

Landing with plain walls, plain ceiling, carpet flooring, attic hatch and access to first floor rooms.

BEDROOM ONE

13' 9" x 11' 11" (4.19m x 3.64m)

Three UPVC double glazed windows, plain walls, plain ceiling, radiator and carpet flooring.

BEDROOM TWO

13' 10" x 9' 9" (4.22m x 2.96m)

Three UPVC double glazed windows, plain walls, plain ceiling, radiator and carpet flooring.

BEDROOM THREE

12' 5" x 6' 10" (3.78m x 2.09m)

UPVC double glazed windows, plain walls, plain ceiling, radiator and carpet flooring.

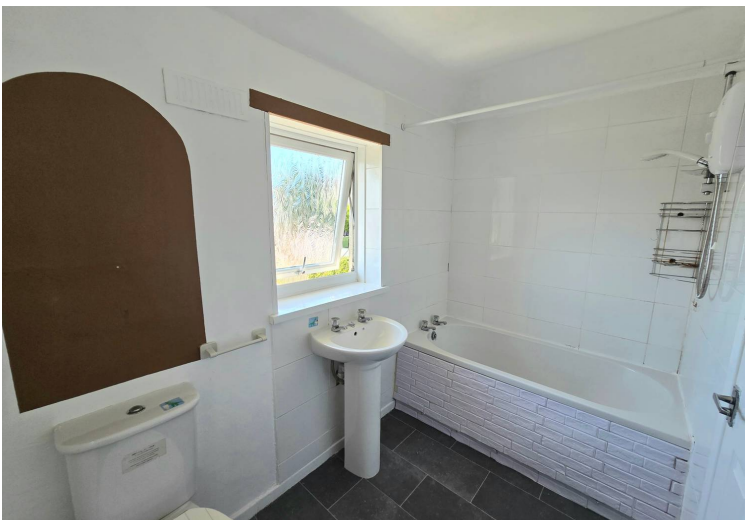
BATHROOM

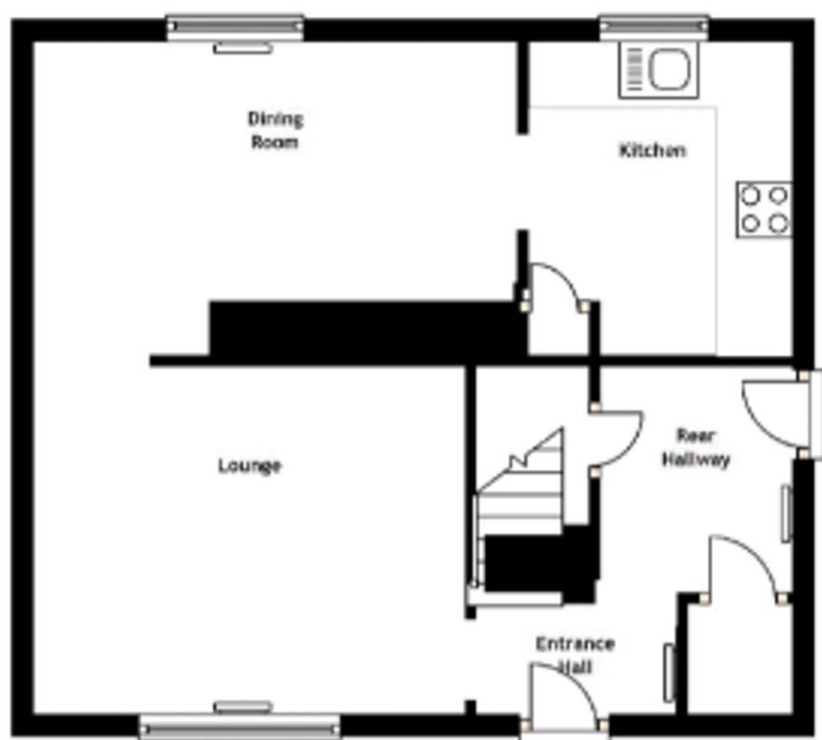
UPVC double glazed window, three piece suite comprising bath with shower over, low level wc, pedestal wash hand basin, radiator and vinyl flooring.

Garden

Garden to front and rear with laid to lawn and path access to the front garden, rear garden with laid to lawn, side boundaries with decorative stones, hard stand for seating/shed, shed included and path leading through the spacious garden, fence boundary and door access to the garage.







First Floor

