

36, Garfield Avenue

Bridgend, CF31 1QA

Watts & Morgan



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£239,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-proportioned three-bedroom semi-detached home, ideally positioned in the sought-after area of Litchard. The property enjoys excellent convenience, located just a short drive from Junction 36 of the M4 and Bridgend Town Centre with its wide range of amenities.
The accommodation comprises: porch, living room, dining room and kitchen. To the first floor: three good sized bedrooms and the family bathroom.
Externally, the property benefits from a private driveway to the front providing off-road parking, along with an enclosed rear low maintenance garden offering a secure and versatile outdoor space. The property also benefits from a useful annexe, complete with electricity and plumbing, comprising two good sized rooms and a bathroom. The property also benefits from having Solar Panels fitted. Offered to the market with no onward chain.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff City Centre - 19.0 Miles * J36 of the M4 - 3.5 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door, into the welcoming porchway, which features carpeted flooring and enjoys two windows, one side-facing and one front-facing.

The porchway leads through to the generously sized living room, a bright and airy reception space featuring carpeted flooring and a large box bay window to the front. An attractive electric fireplace with a stone-effect surround provides a focal point to the room.

An inner hallway provides access to the carpeted staircase leading to the first floor, a side-facing window, and the dining room and kitchen. The dining room is a lovely second reception room, featuring tiled flooring and a useful built-in storage cupboard. The room flows seamlessly into the spacious, rear-facing kitchen, which continues the tiled flooring and is fitted with a range of wall and base units complemented by work surfaces. Appliances include an Indesit oven and a four-ring gas hob, with ample space for three under-counter appliances and a freestanding fridge/freezer. Sliding patio doors provide direct access to the rear garden, allowing natural light to flow into the space.

To the first floor, the carpeted landing gives access to three well-proportioned bedrooms and the family bathroom.

The main bedroom is a spacious double room, featuring carpeted flooring, a charming front-facing box bay window and an additional front-facing window, creating a bright and airy atmosphere.

Bedroom two is another good-sized double bedroom, complete with carpeted flooring and a rear-facing window.

The family bathroom is fitted with a three-piece suite comprising a large walk-in shower, WC and wash hand basin. Further features include vinyl flooring, a rear-facing window and a useful built-in storage cupboard.

Completing the accommodation is bedroom three, which features carpeted flooring, a side-facing window and built-in storage.

GARDEN AND GROUNDS

Approached off Garfield Avenue, No. 36 benefits from a private and generously sized driveway to the front, providing ample off-road parking for multiple vehicles.
To the rear, the property boasts a low-maintenance garden, featuring a paved patio area and artificial lawn, all enclosed by secure fencing. The garden also benefits from a useful annexe, complete with electricity and plumbing, comprising two rooms and a bathroom, offering versatile additional space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'C'. Solar Panels installed which are owned outright with feeding tariff, with details provided upon request.

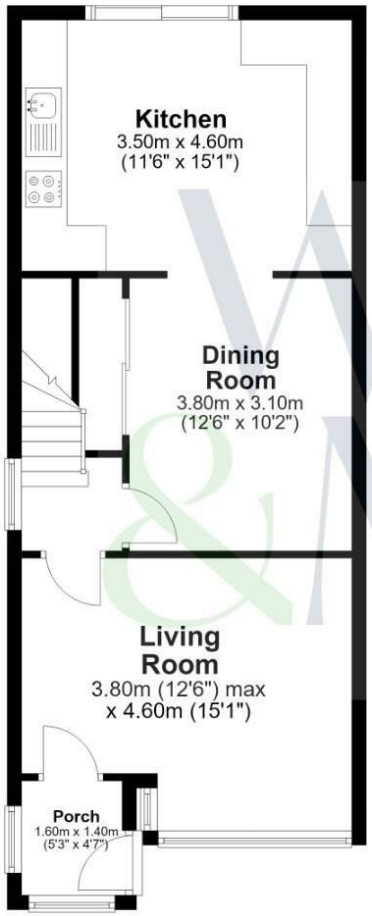
AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

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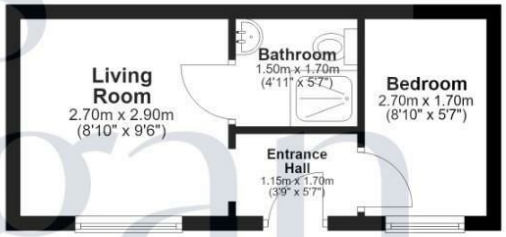
Ground Floor
Approx. 52.8 sq. metres (568.9 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.2 sq. feet)



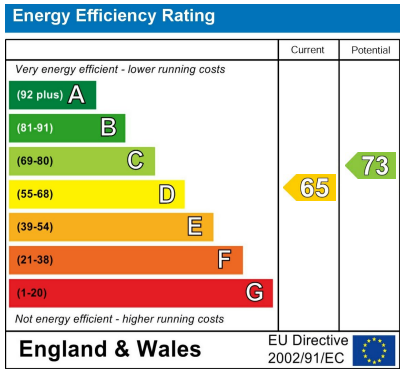
Outbuilding
Approx. 17.6 sq. metres (189.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.9 sq. feet)









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