

**Payton
Jewell
Caines**



31 Parcau Avenue, Bridgend - CF31 4SZ
Bridgend

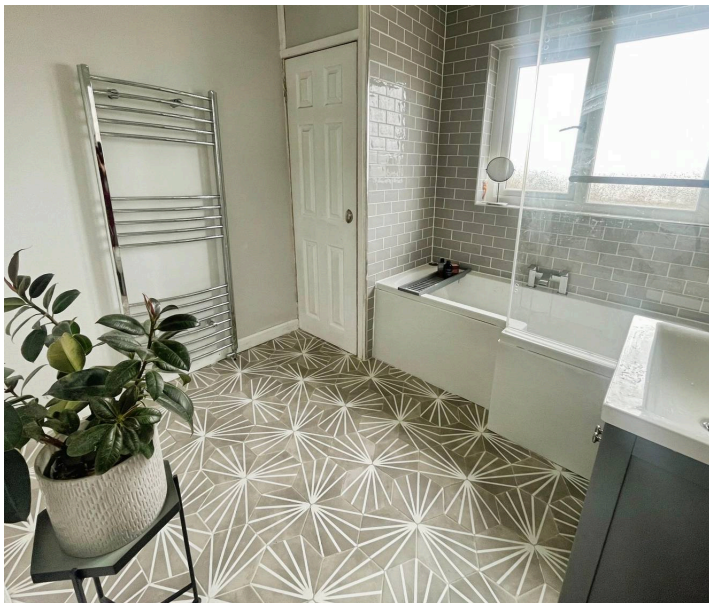
£299,995



31 Parcau Avenue

Bridgend

This well-presented three bedroom semi detached house offers an excellent opportunity for families and professionals seeking a comfortable and spacious home in a highly regarded area of Bridgend. The property features a welcoming entrance hallway, leading to an open plan lounge and dining area that creates a bright and versatile living space, ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with ample storage and worktop space, providing a practical setting for meal preparation. Upstairs, the property boasts three well-proportioned bedrooms, including a main bedroom with fitted wardrobes (offering convenient storage solutions) and two further bedrooms. The first floor bathroom is fitted with a modern suite, ensuring comfort and functionality for the whole household. Additional benefits include off road parking, providing ease and security for vehicle owners. The house is situated in a popular location within Bridgend, offering easy access to a range of local amenities, schools and transport links, making it perfectly placed for commuters and families alike. Tastefully decorated and maintained throughout. With its combination of generous living spaces, practical features and sought-after location, this three bedroom semi detached house presents a superb opportunity for buyers looking to settle in a vibrant and well-connected community.



- Three bedroom semi detached house
- Off road parking
- Open plan lounge / diner
- First floor bathroom
- Fitted wardrobes to bedroom 1



Entrance

Via composite glazed door leading into the entrance hall.

Entrance hall

Stippled and coved ceiling, emulsioned walls with decorative panelling, original wooden parquet flooring, radiator, smoke alarm and PVCu window to the side of the property. Stairs with fitted carpet and wooden spindle balustrade leading to the first floor and doors leading into the lounge/diner and kitchen.

Lounge / diner

23' 0" x 12' 10" (7.00m x 3.90m)

Textured and coved ceiling, emulsioned walls, PVCu window to the front of the property with venetian blinds and a continuation of the wooden block parquet flooring. Log burner with wooden decorative mantle above and a tiled hearth. Radiator, decorative shelving to the alcoves with storage below. PVCu double glazed French doors leading out to the decked area and ample space for table and chairs.



Kitchen

7' 10" x 11' 10" (2.40m x 3.60m)

Emulsioned ceiling and walls and tiled flooring. A range of matching wall and base units with complementary work surfaces with tiling to the splash backs. Freestanding Kenwood style cooker with five ring hob and stainless steel splash back and stainless steel and glass extractor. PVCu window to the side of the property and display units with shelving. Door leading into a pantry style cupboard with PVCu frosted window and door leading into the utility.

Utility room

7' 10" x 6' 3" (2.40m x 1.90m)

Step down, laminate flooring, emulsioned ceiling and walls, wooden shelving and complementary work top. PVCu window overlooking the rear and frosted PVCu door leading out to the rear garden. Space for freestanding American style fridge/freezer and space and plumbing for washing machine.

Landing

Textured ceiling, attic hatch, part emulsioned / part decorative panelled walls, PVCu window overlooking the side of the property and fitted carpet. Doors leading to three bedrooms and bathroom.

Bathroom

8' 2" x 7' 10" (2.50m x 2.40m)

Emulsioned ceiling with down light, extractor, part emulsioned / part tiled walls, tiled flooring, chrome towel rail and frosted PVCu glazed windows to the side and rear of the property. Door leading into the airing cupboard housing the Worcester boiler. Three piece suite comprising low level WC, vanity unit with porcelain wash hand basin and stainless steel mixer tap and tiled splash back and p shaped bath with glass shower screen, stainless steel towel rail, stainless steel mixer tap and stainless steel shower head with hand attachment.

Bedroom 1

13' 1" x 9' 2" (4.00m x 2.80m)

Artexed ceiling, emulsioned walls, PVCu bay window to the front of the property, fitted carpet, radiator and fitted wardrobes along one wall.

Bedroom 2

12' 2" x 11' 6" (3.70m x 3.50m)

Emulsioned ceiling and walls, fitted carpet, PVCu window to the rear of the property and radiator.

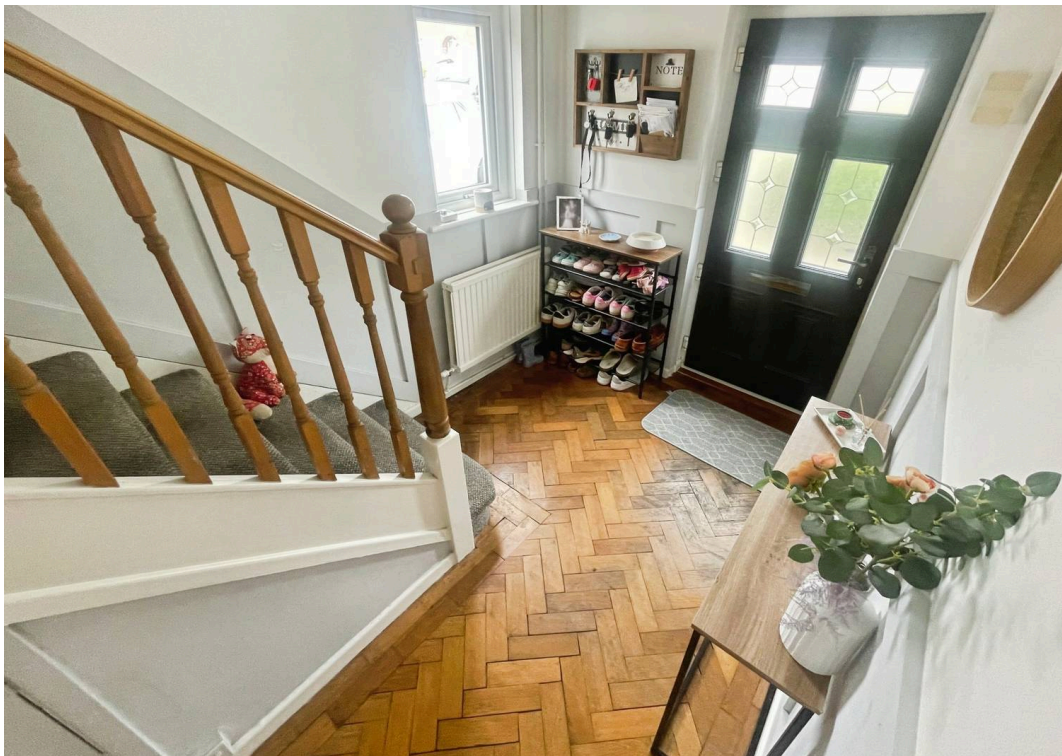
Bedroom 3

7' 10" x 7' 3" (2.40m x 2.20m)

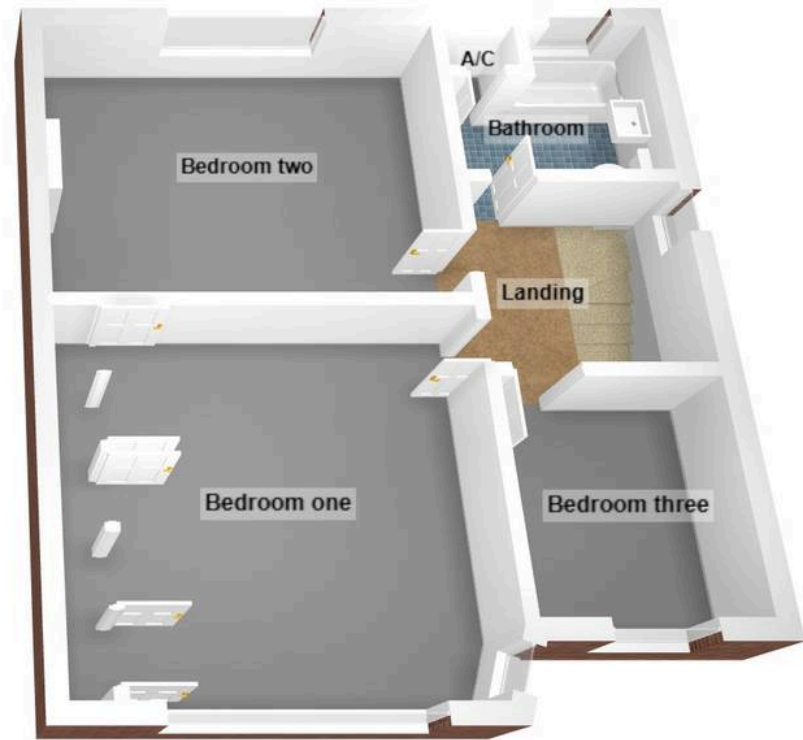
Artexed and coved ceiling, emulsioned walls, PVCu window to the front of the property, radiator and fitted carpet.

Outside

Enclosed rear garden bound by wall and mature hedgerow, patio slabs, outdoor lighting and canopy above the main entrance. Concrete driveway for off road parking leading to the detached garage to the side of the property. Tiered rear garden with decked area, wooden balustrade and wrought iron insert, wooden steps leading down to an area laid to patio and courtesy door leading into the garage. Wrought iron gate with steps down to the garden laid to lawn bound by fencing, paved path and mature trees.







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