



196 Waunscil Avenue, Bridgend – CF31 1TN
Bridgend

Offers in Region of **£140,000**

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Three bedroom mid terrace house offers a comfortable and versatile living space, making it an ideal choice for families or first time buyers. The property features a spacious lounge, and a generous kitchen/diner that provides ample room for family meals and social gatherings. The three well-proportioned bedrooms offer flexibility for sleeping arrangements, home working or additional storage. A family shower room serves the upstairs accommodation, ensuring convenience and practicality for daily routines. Offered to the market with no ongoing chain, the house presents an excellent opportunity for a swift and straightforward purchase. Located in a popular residential area, the property is close to local amenities, schools and transport links, making it a practical and desirable choice for those seeking a well-connected and welcoming home. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

- Three bedroom mid terrace house
- Lounge
- Kitchen/Diner
- Family shower room
- Enclosed rear garden
- No ongoing chain





Entrance

Via part frosted glazed PVCu front door with PVCu frosted double glazed side panel into the entrance hall. Textured and coved ceiling, centre light, smoke alarm, papered walls, radiator(not connected) and fitted carpet. Stairs leading to the first floor. Door leading to lounge.

Lounge

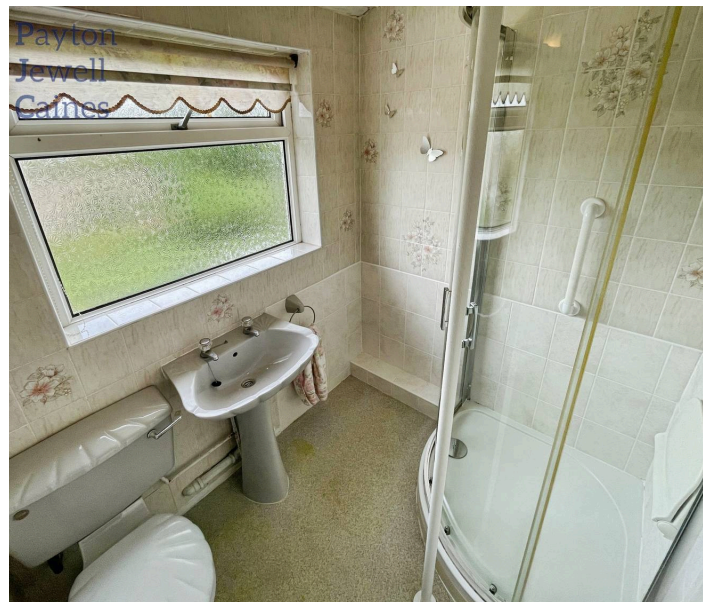
13' 0" x 12' 5" (3.97m x 3.78m)

Textured and coved ceiling, centre light, PVCu double glazed window overlooking the front of the property, papered walls and a continuation of the fitted carpet. Feature chimney breast with electric fire and hearth. Door leading to under stairs storage. Door leading to kitchen/diner.

Kitchen/diner

15' 5" x 10' 0" (4.69m x 3.04m)

Textured ceiling, two centre lights, papered walls with tiling to splash back areas, PVCu double glazed window overlooking the rear with views over the mountains, PVCu frosted double glazed door leading out to the rear garden, radiator (not connected) and tiled flooring. A range of wall and base units in a solid wood shaker style with complementary roll top laminate work surfaces. Inset stainless steel sink with chrome mixer tap. Integrated four ring gas hob with overhead extractor fan. Integrated double electric oven. Space for freestanding fridge/freezer and freestanding washing machine. Space for dining room table and chairs.



First floor landing

Via stairs with hand rail and fitted carpet. Textured ceiling, centre pendant light, smoke alarm, access to loft, papered walls and fitted carpet. Doors leading to three bedrooms and family bathroom.

Family shower room

6' 2" x 5' 4" (1.88m x 1.63m)

Textured ceiling, centre light, tiled walls, frosted PVCu double glazed window overlooking the rear and vinyl flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps, corner shower with electric shower and sliding glass doors.

Bedroom 1

14' 8" x 8' 11" (4.46m x 2.71m)

Textured ceiling, centre light, one feature papered wall, radiator (not connected), PVCu double glazed window overlooking the front of the property and fitted carpet. Door to airing cupboard housing hot water tank.

Bedroom 2

8' 11" x 8' 6" (2.72m x 2.60m)

Centre light, PVCu double glazed window overlooking the rear with extensive views over the mountains, papered walls and fitted carpet.

Bedroom 3

11' 1" x 6' 3" (3.39m x 1.91m)

Textured ceiling, centre light, papered walls, PVCu double glazed window overlooking the front, radiator (not connected) and fitted carpet. Over stair storage with built in shelving.

Outside

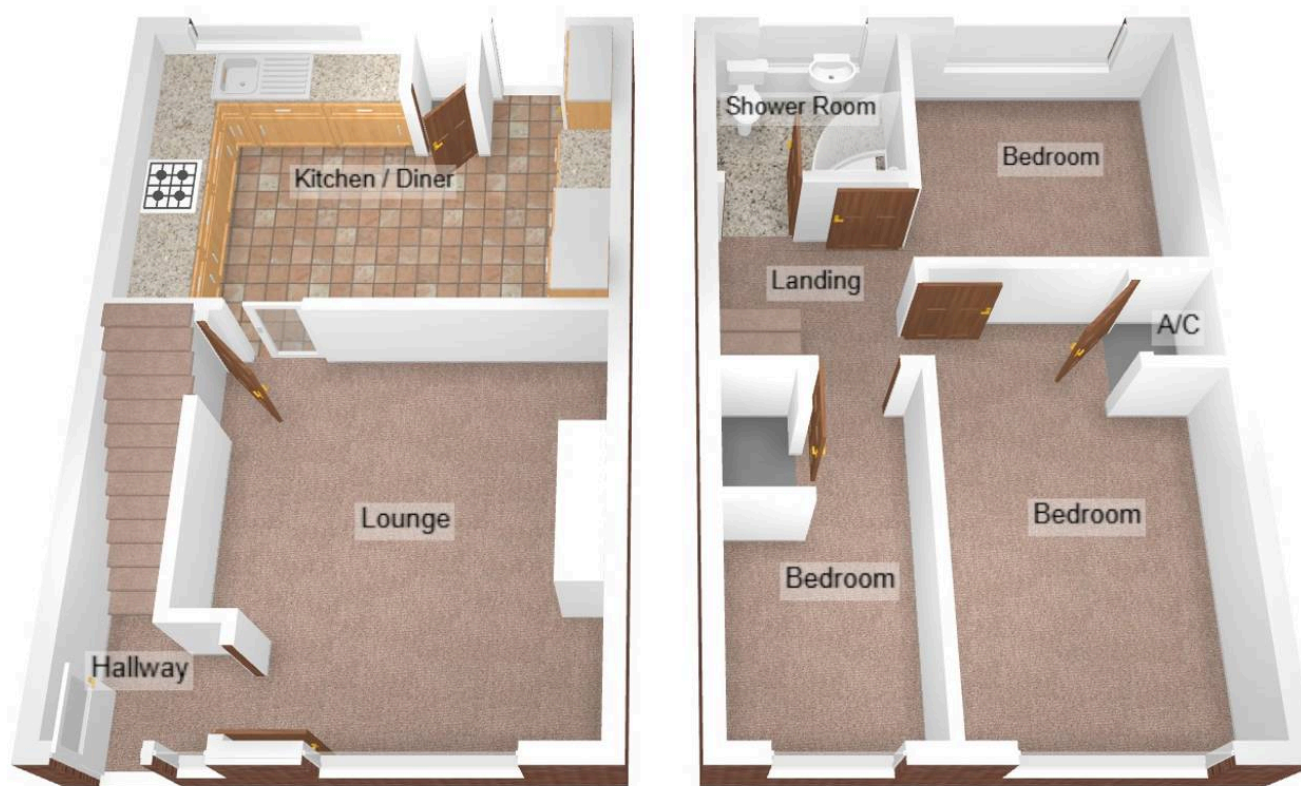
Enclosed rear garden with mature shrubs, decorative stone and concrete pathway. The front garden is mainly laid to lawn with mature shrubs and trees. Concrete path leading to the front door with handrail.

NOTE

Please note that there is currently no central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

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