

Parcau Avenue,
Bridgend,
Bridgend County.
CF31 4SY

299,950



- Three Bedroom Semi Detached Family Home
- Home Office
- Downstairs Cloakroom
- Kitchen/Diner
- Garden To Front and Rear
- Off Road Parking
- Garage
- Within Walking Distance To Newbridge Fields and Craig Y Parcau Nature Reserve
- Good Transport Links

Ref: PRA10420

Viewing Instructions: Strictly By Appointment Only



General Description

This delightful three bedroom semi detached family home is ideally situated in the highly sought-after Parcau Avenue. Boasting a prime location, this property offers easy access to Newbridge Fields and the serene Craig-y-Parcau Nature Reserve, both of which are within comfortable walking distance. The interior of the home features a welcoming ambiance, with a spacious lounge. The modern kitchen/diner is well-appointed, providing a functional space. The property benefits from three bedrooms and large family bathroom. In addition to its natural surroundings, this property benefits from excellent transport links, ensuring convenient access to nearby amenities and the wider area. With its combination of a desirable location, ample living space, and close proximity to nature and transport links, this property is highly recommended for viewings. Call our team to arrange an appointment 01656 750750

Accommodation



Entrance

Enter via composite door with side obscured glazed panel leading into hallway, comprising plain ceiling, plain walls, laminate flooring, two understairs storage cupboard, doors leading to all ground floor rooms, radiator, stairs to first floor.



Lounge (10' 06" x 12' 06") or (3.20m x 3.81m)

UPVC double glazed bay fronted window, plain ceiling, plain walls, carpet flooring, radiator, mantel with electric fire beneath.



Home office (8' 02" x 8' 01") or (2.49m x 2.46m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, carpet flooring, radiator.



Dining Area (11' 08" x 10' 09") or (3.56m x 3.28m)

Plain ceiling, plain walls, laminate flooring, radiator, electric fire inset, opening to kitchen.



Kitchen (7' 01" x 10' 06") or (2.16m x 3.20m)

Large UPVC double glazed window to rear aspect, two Velux allowing additional light. Matching wall and base units with complementary work surface, stainless steel sink/drainage, plumbing for washing machine, space for fridge, integrated hob and oven, radiator. UPVC double glazed door leading to rear garden.



Cloakroom/w.c

UPVC double glazed obscured window to rear aspect, low level WC, wash hand basin, laminate flooring.



Landing

UPVC double glazed window to side aspect, plain ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.



Bedroom One (10' 08" x 11' 02") or (3.25m x 3.40m)

UPVC double glazed bay window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Two (11' 09" x 10' 08") or (3.58m x 3.25m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.

Bedroom Three (6' 09" x 7' 08") or (2.06m x 2.34m)

UPVC double glazed window to front aspect, plain ceiling, small access hatch to loft, plain walls, carpet flooring, radiator.

Bathroom (8' 01" x 8' 02") or (2.46m x 2.49m)

Dual aspect to rear and side, plain ceiling, plain walls with tiled splashback. Four piece white suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, heated towel rail, vinyl flooring.

Outside

Front - Laid to lawn with rockery feature, ample off road parking leading to garage.

Rear - Fenced boundaries, laid to lawn, patio area. Summer house to remain allowing a peaceful reading outdoor space.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band D

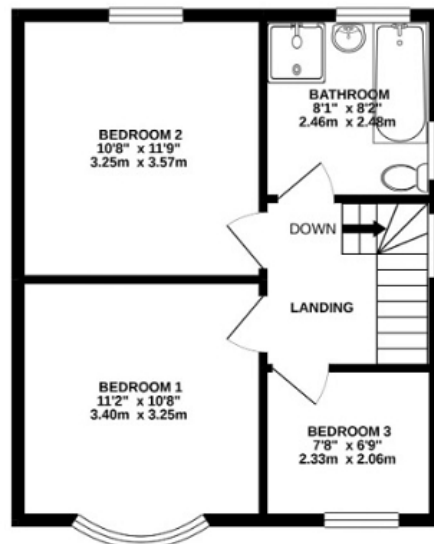
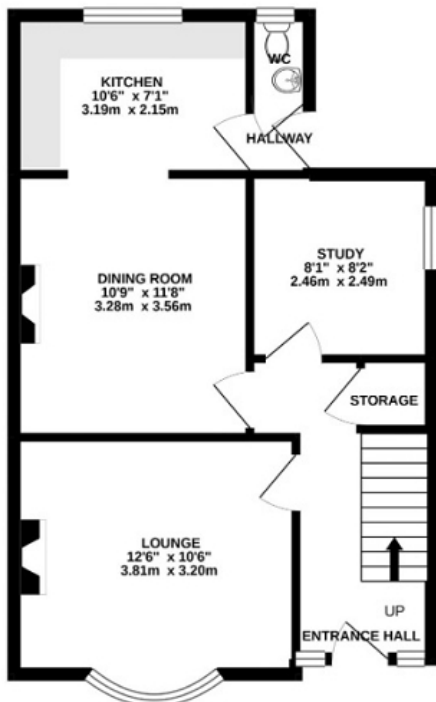
Deposit: NOT KNOWN





GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

