

12 Oaklands Avenue  
Bridgend  
Bridgend County  
CF31 4ST

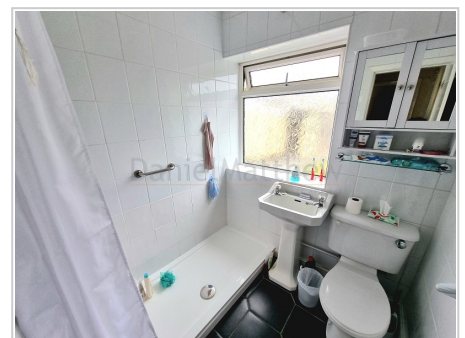
£185,000



- Detached Bungalow On A Flat Area
- Lounge
- Two Double Bedrooms
- Modern Fitted Kitchen
- Upgraded Shower Room
- Driveway Leading To Detached Garage
- Sought After Location Walking Distance To Town
- Viewings Highly Recommended
- No Ongoing Chain
- Flat Gardens To Front & Rear

**Ref: PRA10645**

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*\*DETACHED BUNGALOW - WALKING DISTANCE TO TOWN CENTRE\*\*\*** This two bedroom detached bungalow is situated on flat area in the sought after location and within walking distance of Newbridge Fields and close to Bridgend Town Centre, excellent rail and M4 links. The property includes a lounge, fitted kitchen, fairly new shower room, two double bedrooms, UPVC double glazed windows, combination boiler, fitted 'solar panels' under 2 year old. There are gardens to the front and rear with a driveway leading to a garage. To arrange an appointment to view please call Daniel Matthew on 01656 750764.

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## Accommodation

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### Lounge (13' 11" x 12' 7") or (4.23m x 3.83m)

Enter via a UPVC double glazed door into a spacious lounge. Large UPVC double glazed window to the front giving lots of natural light and two smaller windows set into the alcoves. Flat skimmed ceiling with coving and fitted carpets. Feature electric fire being the focal point of the room. Radiator. Storage cupboard. Doors leading to kitchen and inner hallway.



### Kitchen (10' 10" x 7' 3") or (3.29m x 2.21m)

A modern nicely presented fully fitted kitchen finished in high gloss white with a range of walls and base units to include inset draws and coordinating work surfaces. Stainless steel sink unit with mixer taps. Integrated electric oven and hob with extractor over. Space and plumbing for utilities. Wall mounted combination boiler. Radiator. Vinyl flooring. Skimmed ceiling with coving. UPVC double glazed windows to rear and side with blinds to remain. UPVC door leading to the garden.

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## Inner Hallway

Wood flooring and doors to bedrooms and shower room.



### Bedroom One (11' 9" x 9' 7") or (3.57m x 2.93m)

Situated to the front of the property with a pleasant view out with a UPVC double glazed window and radiator under. Skimmed walls and ceiling with coving. Wood flooring.



### Bedroom Two (9' 5" x 8' 5") or (2.87m x 2.57m)

Situated to the rear with UPVC double glazed window overlooking the garden and radiator under. Skimmed walls and ceiling with coving. Wood flooring.

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## Shower Room (5' 9" x 5' 5") or (1.76m x 1.64m)

An upgraded shower room which has fully tiled walls and floor. This room includes a double walk in shower cubicle, pedestal wash hand basin and WC. Radiator. Obscure UPVC double glazed window to rear. Skimmed ceiling with down lights.



## Garden

The rear garden is mainly laid to lawn with a patio seating area and path leading to rear. There is a side gate leading to the front.

The front garden is enclosed and laid to lawn. A gated long driveway leading to a detached garage.

## Services

Mains electricity & Solar panels, mains water, mains gas, mains drainage

EPC Rating: C79

## Tenure

We are informed that the tenure is Freehold

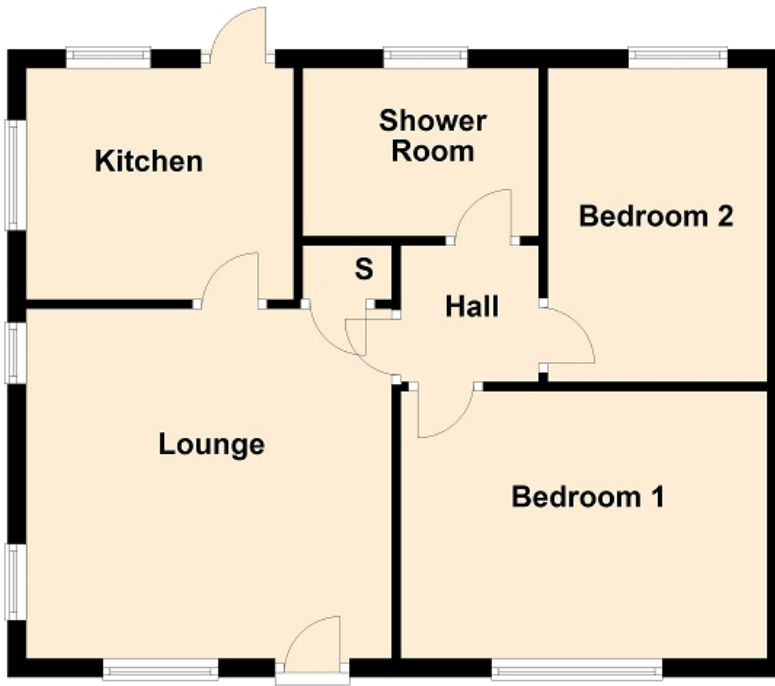
## Council Tax

Band C



## Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 50.5 sq. metres (543.2 sq. feet)

*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.*