

23 Oaklands Road
Bridgend
CF31 4SN

£295,000



- Extended Three Bedroom Semi Detached
- Spacious Lounge
- Sitting Room Opening Into Garden Room
- Fitted Kitchen
- Cloakroom/WC
- Family Bathroom
- Attic Room
- Driveway To Garage
- Sought After Location
- Walking Distance To Town Centre

Ref: PRA10681

Viewing Instructions: Strictly By Appointment Only

General Description

*****EXTENDED GARDEN ROOM PLUS ATTIC ROOM***** We are pleased to offer for sale this three bedroom semi detached property, situated in the sought after location of Oaklands Road. This traditional bay fronted property offers character with an impressive garden room extension to the rear. It is walking distance to Bridgend town centre and Newbridge fields. The accommodation comprises of: Entrance hallway, cloakroom/WC, lounge, sitting room opening into and extended garden room and a fitted kitchen. To the first floor there is a landing with three bedrooms and a family bathroom plus a fixed staircase leading to an attic room. There are pleasant views to the rear and an enclosed turfed rear garden with driveway leading to the garage. Viewing comes highly recommended on this property to appreciate what it has to offer. Call Daniel Matthew on 01656 750764

Accommodation



Entrance Hallway

Enter via UPVC double glazed front door into hallway. Artexed and coved ceiling. Wood flooring. Tastefully decorated with a feature dado rail. Carpeted staircase off to first floor. Radiator. Under stairs storage cupboard. Doors leading to cloakroom / WC.



Cloakroom/w.c (3' 5" x 2' 3") or (1.03m x 0.68m)

A two piece suite in white which includes a wash hand basin and WC. Window to the side elevation.



Lounge (14' 0" x 13' 3") or (4.26m x 4.03m)

The lounge is situated to the front of the property with two UPVC double glazed windows with blinds to remain and radiator under, it is a spacious room with wood flooring and the focal point of the room is a gas fire on a marble hearth and mantle piece. Papered ceiling with skimmed walls. Additional radiator.



Sitting room (12' 3" x 12' 2") or (3.73m x 3.71m)

This light and airy open plan sitting room leads into the garden room and kitchen and offers great family living. Skimmed walls and ceiling, wood flooring and an electric wall mounted fire.



Garden room (15' 7" x 9' 5") or (4.76m x 2.87m)

A perfect addition to this beautiful home overlooking to garden. Skimmed ceiling with velux windows, two UPVC double glazed sliding patio doors with blinds leading out onto the garden. Wood flooring. Radiator. Space for a six to eight seater table and chairs. Access into the kitchen.



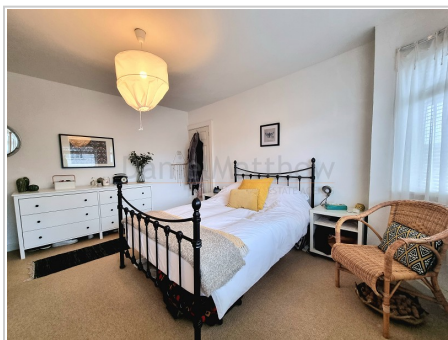
Kitchen (8' 8" x 6' 11") or (2.65m x 2.10m)

A fully fitted shaker style kitchen finished in cream which includes a range of wall and base units to include inset draws with coordinating work surfaces and one and a half bowl stainless steel sink with drainer and mixer taps. Integrated electric hob and oven with extractor over. Space and plumbing for washing machine. Wood flooring. Skimmed walls and ceiling with spot lights. UPVC double glazed window to side elevation with made to measure shutters.



Landing

Carpeted staircase to first floor landing. UPVC double glazed window to side elevation with made to measure shutters. Fitted carpets. Doors to all first floor rooms. Fixed staircase to attic room.



Master Bedroom (14' 2" x 12' 4") or (4.32m x 3.76m)

Situated to the front of the property with skimmed walls and ceiling. Two UPVC double glazed windows with blinds to remain and radiator under. Fitted carpets.



Bedroom Two (12' 2" x 12' 1") or (3.72m x 3.69m)

Situated to the rear of the property with skimmed walls and ceiling. UPVC double glazed window giving pleasant views over the garden and radiator under. Built in wardrobes. Fitted carpets.



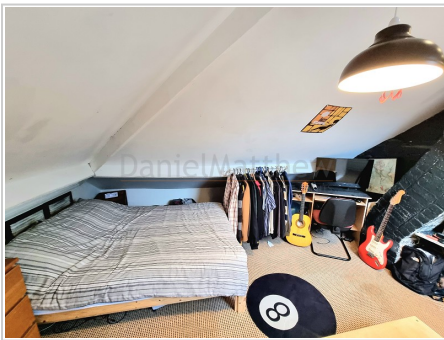
Bedroom Three (7' 2" x 6' 9") or (2.19m x 2.07m)

Situated to the front of the property with skimmed walls and ceiling. UPVC double glazed window with blinds to remain and radiator under. Fitted carpets. Shelving.



Bathroom (7' 1" x 8' 6") or (2.17m x 2.60m)

Situated to the rear of the property. The Bathroom has been fitted with a three piece suite comprising panelled bath with telephone mixer shower over and shower curtain, wash-hand basin and WC set within a vanity unit. Further features include tiled flooring, partly tiled walls, cupboard housing the combination boiler and an obscured UPVC window with blinds to remain. Radiator. Bathroom cabinet. Artexed ceiling with spot lights.



Attic room (18' 8" x 13' 9") or (5.70m x 4.18m)

Fixed staircase leading to a spacious attic room with skimmed sloping ceilings and fitted carpets.



Garden

Enclosed rear garden which is mainly laid to lawn with patio area and stepping stones leading to a shed. Access to the front via the side.

The front of the property has a generous driveway leading to a single garage with full power supply. The front garden is lawn with planted borders and enclosed by a brick wall.

Services

Mains electricity, mains water, mains gas, mains drainage

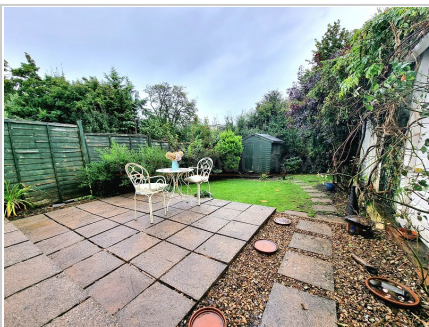
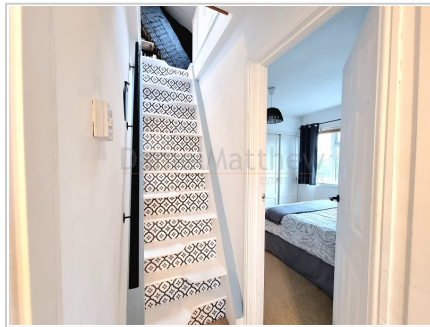
EPC Rating: E46

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.