

31 Greenfields Avenue
Bridgend
Bridgend County
CF31 4SR

£247,500



- Semi Detached Bungalow Recently Renovated
- Brand New Kitchen
- Open Plan Living Kitchen Space
- Newly Fitted Conservatory/Utility Room
- Beautiful Shower Room
- Landscaped Rear Garden Leading To Gym Room
- Newly Built Gym/Office Situated In The Garden
- Landscaped Garden To Front & Rear With Elevated Parking
- Extensive Upgrades Described In Our Advertisement
- Must View, close to Newbridge Fields, Bridgend Town Centre & M4 Links

Ref: PRA10494

Viewing Instructions: Strictly By Appointment Only

General Description

*****RENOVATED AND IMMACULATELY PRESENTED***** This two bedroom semi detached bungalow is situated within walking distance of Newbridge Fields and close to Bridgend Town Centre, excellent rail and M4 links. The property has been renovated over the last 18 months and the works include a newly fitted kitchen, newly fitted shower room, new windows, new roof, re-wiring, conservatory/utility room added to the rear, new plumbing & heating pipes, re-plastering, landscaped garden to front and rear, a raised double bay parking, insulated gym/home office with power. Enter via a porch which leads you to open plan living/kitchen/dining area, two double bedrooms, shower room, conservator/utility area to the property. Landscaped garden to front and rear, the garden is a lovely space with the newly added gym and raised parking to the front. This property is a must to view. Viewing comes highly recommended to appreciate what this property has to offer. Call 01656 750764

Accommodation

Entrance Porch

UPVC double glazed front door, plain walls, plain ceiling, engineered oak finished floor, door access to the living area.



Lounge (15' 0" x 11' 3") or (4.56m x 3.44m)

UPVC double glazed window to front aspect, two UPVC double glazed windows to rear aspect, plain ceiling, plain walls, engineered oak flooring, storage cupboard and radiator. The curtains and blinds to remain.



Kitchen / Dining Room (11' 8" x 7' 9") or (3.55m x 2.37m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, continuation of flooring throughout, A howdens high gloss fitted kitchen with matching wall and base units with complimentary work surfaces with matching splashback, breakfast bar with ochre bar stools to remain, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, induction hob with electric oven and extractor fan, door leading into utility.



Conservatory (9' 9" x 5' 0") or (2.96m x 1.53m)

Built in 2023, UPVC double glazed door leading to rear garden, wood effect laminate flooring, plumbing for washing machine and space for condenser tumble dryer.

Inner Hallway

Plain ceiling, plain walls, laminate flooring, loft access and access to ground floor rooms.



Bedroom One (11' 11" x 11' 10") or (3.64m x 3.60m)

UPVC double glazed window to front aspect with curtains and blinds to remain, plain ceiling, plain walls, engineered oak flooring, radiator, built in fitted wardrobes.



Bedroom Two (10' 8" x 9' 1") or (3.25m x 2.77m)

UPVC double glazed window to rear aspect with blinds to remain, plain ceiling, plain walls, wood effect laminate flooring and radiator.



Shower Room (5' 9" x 5' 6") or (1.76m x 1.68m)

UPVC double glazed window to rear aspect and there is a three piece suite comprising of a corner shower, Vanity unit wash hand basin and low level WC, chrome towel rail, plain ceiling, tiled floor and tiled walls.



Outside

Front- Raised parking area, fence boundary and laid to chipping's.

Rear -. Fence and wall boundary with laid to chippings, paving slabs, wooden sleepers which makes this a lovely low maintenance garden. There is a section at the top of the garden which has AstroTurf and has space for hot tub, pergola over seating area ideal for al-fresco entertaining, to the side there is an additional undercover seating area with AstroTurf, there are wooden gates to access the garden at the top of the garden.

Gym/ home office space is French UPVC double glazed doors and UPVC double glazed windows to side aspect, it has power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C69

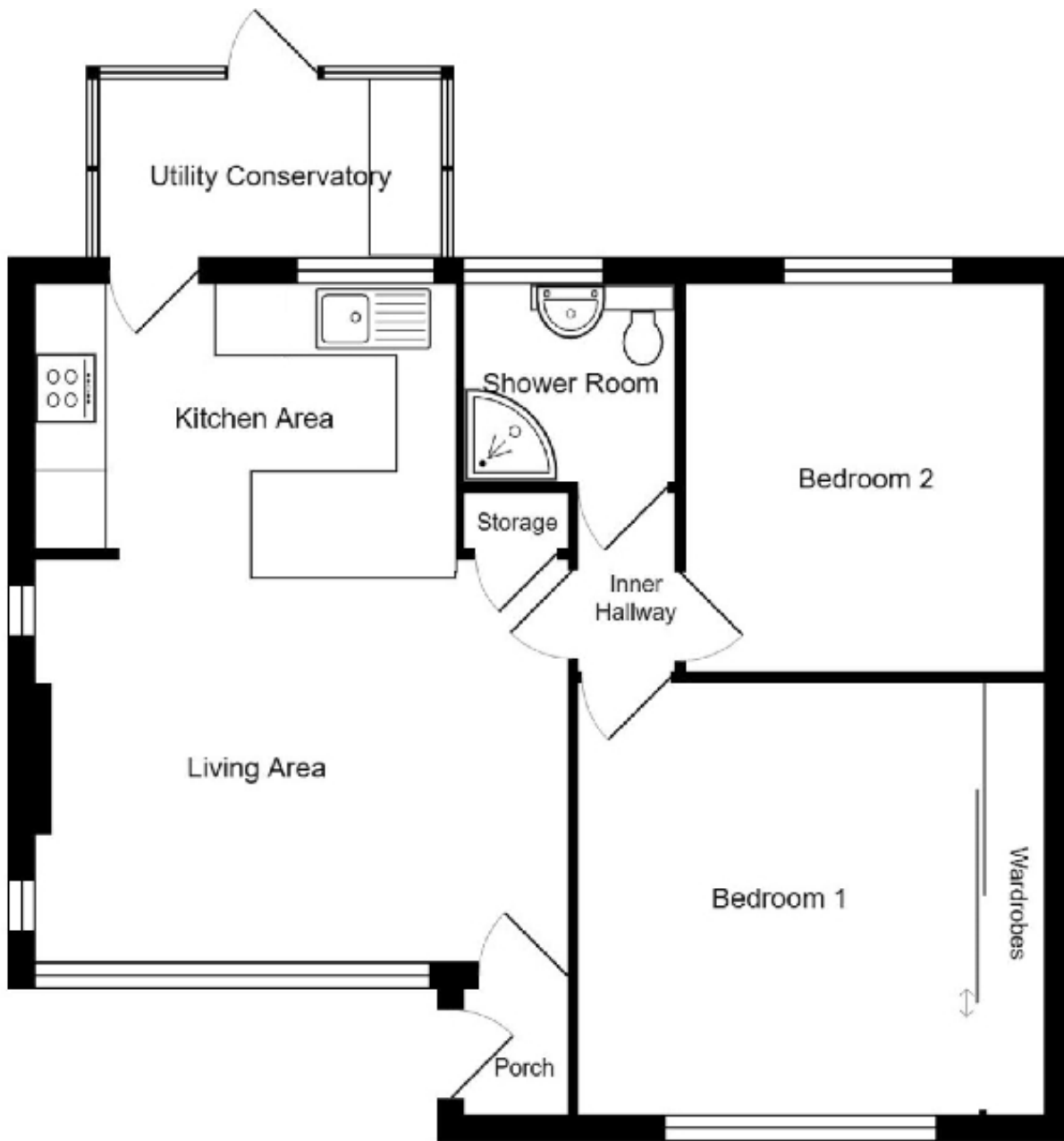
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.