

55 Greenfields Avenue  
Bridgend  
CF31 4SR

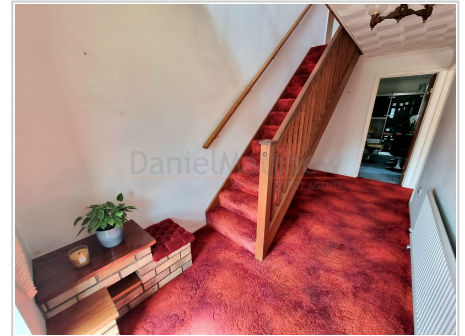
£309,950



- Self Built Detached Family Home
- Three Spacious Bedrooms
- Two Reception Rooms
- Utility & Garage
- Larger Than Average Property
- Ideal Family Home
- NO ONGOING CHAIN
- Walking Distance To Newbridge Fields, Close to Amenities & Schools
- Garden to Front, Side & Rear
- A Property Not To Be Missed Call Today On 01656 750764

**Ref: PRA10898**

Viewing Instructions: Strictly By Appointment Only



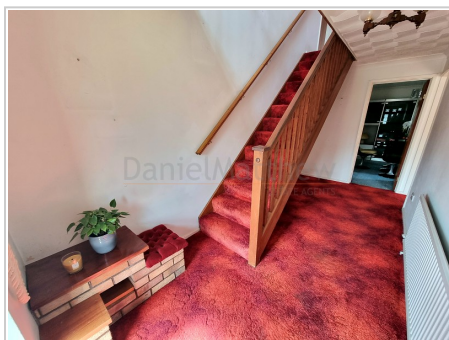
## General Description

\*\*\* LARGER THAN AVERAGE SELF BUILT THREE BEDROOM DETACHED FAMILY HOME \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this spacious three bedroom self built detached property situated on the outskirts of Bridgend Town Centre and within walking distance of Newbridge Fields and Bridgend Recreation Centre. Bridgend Town Centre offers ample shops and easy access to McArthur Glen Designer Outlet and the M4 corridor. Property comprises to the ground floor, hallway, two great size reception rooms, kitchen and utility room. To the first floor, spacious landing, three double bedrooms and large family bathroom. Further benefits are front garden with driveway, side access leading to side and rear court yard garden. Property is being sold with NO CHAIN. Viewing's are highly recommended to appreciate size, call today to arrange your viewing on 01656 750764.

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## Accommodation

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Hallway (16' 0" x 6' 7") or (4.87m x 2.01m)

Enter via UPVC double glazed obscured door with obscured side glass panel into large hallway, textured ceiling with coving, plain walls, fitted carpet, staircase leading to first floor, doors leading into;-



Lounge (15' 5" x 15' 5") or (4.71m x 4.71m)

A Larger than average Reception Room, Wooden bay fronted window, textured ceiling with coving, plain walls, fitted carpet, radiator.



Dining Room (12' 5" x 11' 9") or (3.79m x 3.58m)

Wooden window to side aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, Opening leading into Kitchen.



Kitchen (12' 2" x 7' 10") or (3.70m x 2.38m)

Wooden window to rear aspect, UPVC double glazed obscured door leading to outside, plain ceiling, plain walls, tiled splashback, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, double electric oven, four ring electric hob, extractor fan, space for fridge/freezer, chrome heated towel rail, door leading into utility room.





### Utility Room (8' 4" x 7' 9") or (2.55m x 2.37m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, wall mounted boiler, plumbing available for washing machine, space for tumble dryer.



### Landing (18' 6" x 6' 6") or (5.63m x 1.99m)

Wooden stained glass window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, loft access, doors leading into;-



### Bedroom One (15' 5" x 15' 5") or (4.70m x 4.69m)

A spacious bedroom, Wooden window to front aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, built in wardrobes, drawers and dresser, radiator.



### Bedroom Two (12' 6" x 8' 10" Max) or (3.80m x 2.69m Max)

Wooden window to side aspect, textured ceiling with coving, plain walls with papered boarder, fitted carpet, radiator.



### Bedroom Three (12' 4" x 7' 10") or (3.77m x 2.40m)

Wooden window to front aspect, textured ceiling with coving, plain walls with papered boarder, radiator.



## Bathroom (11' 9" x 7' 9") or (3.57m x 2.37m)

Wooden obscured window to rear aspect, textured ceiling, tiled walls, radiator, five piece suite comprising low level WC, bidet, pedestal wash hand basin, corner panelled bath with mixer tap, and shower cubicle with electric shower, cupboard housing water tank.



## Outside

Front - Driveway to front, pathway leading to front door and garage, laid to lawn area, side gate access.

Side - Patio area leading to rear garden.

Rear - Court yard rear garden, patio area which leads to the side of the property, mature shrubs.



## Garage (7' 9" x 6' 8") or (2.37m x 2.02m)

Partially converted, up and over door, power and water tap.

## Services

Mains electricity, mains water, mains gas, mains drainage

## 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.*