

FOR
SALE



59 Shakespeare Avenue, Bridgend, Mid Glamorgan CF31 4RY

Offers in region of £300,000 - Freehold



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PROPERTY SUMMARY

Well presented four bedroom semi detached dormer bungalow comprising to the ground floor, entrance hall, lounge, kitchen/diner, bathroom and two bedrooms. To the first floor there are two further bedrooms one with an en suite and walk in wardrobe. Enclosed rear garden, driveway parking and garage. The property has been recently refurbished and decorated throughout. Planning consent for double height extension. Viewing highly recommended.

POINTS OF INTEREST

- Four bedroom semi detached dormer bungalow
- Newly decorated and refurbished throughout
- Ground floor bathroom
- Driveway parking and garage
- En suite and walk in wardrobe to one bedroom
- Viewing highly recommended



ROOM DESCRIPTIONS

Entrance

Via PVCu leaded light glazed door leading into the entrance hall.

Entrance Hall

PVCu window to the front of the property with venetian blind, velux window, laminate flooring, and wooden newly fitted balustrade with carpeted stairs leading to the first floor. Doors leading to the lounge, kitchen/diner, downstairs bathroom and two bedrooms.

Lounge

2.70m x 4.90m (8' 10" x 16' 1") Emulsioned and coved ceiling and walls, three PVCu windows to the front of the property with venetian blinds, laminate flooring and radiator. Feature walnut fire surround.

Kitchen/diner

2.80m x 3.80m (9' 2" x 12' 6") A range of wall and base units with complementary work surfaces housing a stainless steel sink drainer with mixer tap. Stainless steel four ring gas burner, inset oven with stainless steel and glass extractor above. Integrated dishwasher and boiler housed within a kitchen cupboard. PVCu window with venetian blinds to the rear of the property and tiled splash back. A continuation of the laminate flooring, radiator and PVCu frosted door to the side leading to the rear garden.

Family Bathroom

1.70m x 2.10m (5' 7" x 6' 11") Part tiled / part aqua panelled walls, tiled flooring and frosted PVCu window to the rear of the property. Three piece suite comprising bath with stainless steel mixer tap and stainless steel shower head with hand attachment and glass shower screen. pedestal wash hand basin with stainless steel mixer tap and low level w.c. Stainless steel towel rail.

Bedroom

2.70m x 4m (8' 10" x 13' 1") Emulsioned and coved ceiling, emulsioned walls with brick effect feature papered wall, laminate flooring, PVCu window overlooking the rear with a venetian blind and radiator.

Bedroom

3.20m x 3.10m (10' 6" x 10' 2") Emulsioned and coved ceiling, emulsioned walls, laminate flooring, two PVCu windows overlooking the front of the property and radiator.

Landing

Via stairs with fitted carpet and wooden balustrade. Doors leading to two bedrooms.

Bedroom

5m x 4.20m (16' 5" x 13' 9") Emulsioned ceiling and walls, PVCu windows to the front and rear of the property, two modern column radiators and fitted carpet.

Bedroom

3.70m x 5.20m (12' 2" x 17' 1") Measurements narrow to 2.9m x 1.3m. L shaped room finished with a PVCu window with fitted blinds to the front, radiator and fitted carpet. Door leading to the en suite and walk in wardrobe.

En suite

Currently being renovated. Plastered ceiling and walls and PVCu window to the rear of the property.

Outside

The front of the property is bound by brick walls and hedgerow, wrought iron gate leading to a concrete driveway leading up to the garage. Decorative gravel and area laid to lawn. Steps leading to the front door. External lighting.

The rear garden is bound by wall and fence panels, paved with steps leading to a raised Astroturf area with dwarf wall. Side access to the garage.

Note

Planning consent for double height extension. Plan Ref.:P/20/133/FUL



Awaiting EPC &
Floorplan