

FOR
SALE



24 Priory Avenue, Bridgend, Mid Glamorgan CF31 3LR

£290,000 - Freehold

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

Payton
Jewell
Caines

PROPERTY SUMMARY

Traditional three bedroom semi detached house comprising entrance hall, downstairs WC, two reception rooms, kitchen, utility, wet room plus separate WC, generous enclosed rear garden with elevated views and single garage with driveway parking. Sought after Southside of Bridgend. Walking distance of Old Castle and Brynteg Schools.

POINTS OF INTEREST

- Traditional three bedroom semi detached house
- Generous garden with elevated views
- Detached garage and driveway parking
- Two good size reception rooms
- Downstairs w.c. / utility
- Sought after South side of Bridgend
- Viewing recommended



ROOM DESCRIPTIONS

External Porch

PVCu double glazed door leading into the entrance hall.

Entrance Hall

Central light fitting to remain, radiator, original wood block Herringbone style flooring, under stairs storage cupboard and doorway through to reception 1 / lounge.

Reception 1 / Lounge

4m x 3.65m (13' 1" x 12' 0") measurement's into the bay. Overlooking the front via PVCu double glazed bay window and finished with central light pendant, high level feature picture rail, skirting and a continuation of the Herringbone style wood block flooring.

Downstairs WC

PVCu frosted glazed panel to the side, half height ceramic tiles to the wall and to the floor and a WC.

Reception 2 / Dining

4.20m x 3.35m (13' 9" x 11' 0") Overlooking the rear via PVCu double glazed French doors with side glazed panels and finished with central light pendant, skirting and Herringbone style LVT flooring.

Kitchen

2.50m x 2.15m (8' 2" x 7' 1") Overlooking the side via PVCu double glazed window with a fitted roller blind and finished with wood effect vinyl flooring. A range of low level and wall mounted kitchen units in high gloss cream with brushed chrome handles and a complementary roll top work surface with ceramic tiles in metro style to the splash back. Inset sink with drainer, integrated electric oven with four gas ring hob, plumbing for automatic washing machine and step down into the utility.

Utility

Two frosted glazed windows one to the side and rear and frosted glazed PVCu door leading out to the rear garden. Space for fridge/freezer and plumbing for automatic washing machine.

Landing

Via stairs with fitted carpet and wooden balustrade. On the half landing is a large PVCu feature stained glass panel.

WC

PVCu frosted glazed window to the side, full height ceramic tiles to the wall and to the floor and WC.

Wet Room

PVCu half frosted/half clear window to the rear, respatex walls and vinyl flooring. Wash hand basin and wall mounted recently fitted electric shower. Storage cupboard housing a wall mounted gas fired combination boiler and radiator.

Bedroom 2

4.40m x 3.55m (14' 5" x 11' 8") Overlooking the rear via PVCu double glazed bay window and finished with high level feature picture rail and fitted carpet.

Bedroom 1

4.35m x 3m (14' 3" x 9' 10") to the face of the fitted wardrobes and into the bay. Overlooking the front via PVCu double glazed bay window and finished with high level picture rail, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes comprising two doubles and overhead storage and dressing table.

Bedroom 3

2.15m x 2.30m (7' 1" x 7' 7") Overlooking the front via PVCu double glazed window and finished with access to loft storage, high level feature picture rail, skirting and fitted carpet.

Outside

Generous enclosed rear garden laid to a raised patio with step down to an area of lawn leading to an elevated area of decking. Timber storage shed to remain, detached garage to the side, concrete driveway and front courtyard.



Awaiting Floorplan

