

FOR
SALE



PROPERTY SUMMARY

Charming semi detached four bedroom dormer bungalow situated in a popular area of Bridgend set on a generous sized plot and within close proximity to Newbridge Fields and Bridgend town centre. The property benefits from many original features, two reception rooms, kitchen/diner, ground floor bathroom and first floor w.c. and larger than average enclosed rear garden.

POINTS OF INTEREST

- Four bedroom dormer bungalow
- Two reception rooms
- Ground floor bathroom
- Enclosed and private rear garden
- Many original features
- EPC - / Council tax - C



ROOM DESCRIPTIONS

Entrance

Via frosted PVCu double doors leading into the entrance porch.

Entrance Porch

Emulsioned ceiling and walls, feature panelling and quarry style tiled flooring. Original wooden door with frosted glazed panel above and to the side leading to the entrance hall.

Entrance Hall

Emulsioned and coved ceiling, emulsioned walls with dado rail, tiled flooring, doors leading to reception room two, kitchen and an opening into the lounge. Carpeted stairs with spiral wrought iron balustrade leading to the first floor.

Lounge

3.60m x 4m (11' 10" x 13' 1") Emulsioned and coved ceiling, picture rail, wood flooring and original arch opening into the hallway. Feature fireplace with wooden surround and Victorian style log burner with granite hearth. PVCu windows to the front of the property with fitted blinds, radiator and decorative arches to the alcoves.

Kitchen/Diner

4.40m x 5.80m (14' 5" x 19' 0") Emulsioned and coved ceiling with spot lights, picture rail, feature papered wall, tiling to the splash back areas, original parquet wooden flooring and door leading into the utility. A range of base and wall units with wooden work surfaces housing a Belfast sink with brass mixer tap. Freestanding Range style cooker with stainless steel extractor hood above. Space for freestanding dishwasher. Feature skylight and PVCu windows to the side of the property with fitted blinds. Breakfast bar and radiator.

Utility Room/Lean-To

2.10m x 2.40m (6' 11" x 7' 10") Corrugated roof, PVCu glazed doors leading out to the rear garden and surrounding windows with high wall. Tile effect vinyl flooring, plumbing for washing machine and tumble dryer and space for fridge/freezer.

Reception Room 2

3.70m x 3.50m (12' 2" x 11' 6") Emulsioned and coved ceiling, half emulsioned / half papered walls with dado rail, radiator, laminate flooring and doors leading to ground floor bedrooms and bathroom.

Bedroom 3

3.80m x 3.70m (12' 6" x 12' 2") Emulsioned and coved ceiling, emulsioned walls, picture rail, wooden flooring, PVCu window with fitted blinds to the front of the property and radiator.

Bedroom 2

3.30m x 4m (10' 10" x 13' 1") Emulsioned and coved ceiling, built in cupboards to the alcoves, emulsioned walls with one feature papered wall, radiator, PVCu window to the rear of the property and laminate flooring.

Bathroom

2.30m x 2.30m (7' 7" x 7' 7") Emulsioned and coved ceiling with extractor, emulsioned walls with tiling to the splash back areas, tiled flooring, Victorian style column white radiator and frosted PVCu window to the rear. Four piece suite comprising bath with stainless steel waterfall mixer tap and glass and stainless steel shower cubicle with sliding door and tiled splash back and stainless steel shower with waterfall head, low level w.c. and pedestal wash hand basin with stainless steel hot and cold taps.

Landing

Via stairs with fitted carpet and spiral wrought iron balustrade. Emulsioned ceiling and walls and laminate flooring. Good sized landing currently utilised as an office area with sockets and access to the eaves. Doors leading to two bedrooms.

Bedroom 1

3.70m x 4.80m (12' 2" x 15' 9") Emulsioned ceiling and walls with one feature papered wall, velux window, PVCu window to the rear of the property, built in storage, radiator and laminate flooring.

Bedroom 4

2.30m x 3.60m (7' 7" x 11' 10") Emulsioned and coved ceiling, papered walls, access to eaves, laminate flooring, PVCu window to the side of the property, radiator and door leading to the w.c.

W.C.

0.90m x 1m (2' 11" x 3' 3") Textured ceiling and walls, tiled flooring, Two piece suite comprising low level w.c. and vanity with porcelain wash hand basin and stainless steel mixer tap.

Outside

Situated on a good sized plot the front garden has a paved driveway and access to the garage via an electric roller shutter door. Wooden side gate leading to the rear garden.

Good sized enclosed and private rear garden laid mainly to lawn with gravel path leading to a gravelled seating area. Cotswold stone, plants and patio areas.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G excellent data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, no insulation (assumed)

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 67% of fixed outlets

Existing Planning Permission

Title: Remove existing conservatory; internal alterations/garage conversion; first floor rear extension with balcony & steps to garden/terrace; garage extension to side; extend roofline to side over new garage, Submitted Date: , Ref No: P/21/404/FUL, Decision: , Decision Date: 17/08/2021 00:00:00

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



