



23, Austin Avenue
Bridgend, CF32 0LG

Watts
& Morgan



23, Austin Avenue

Laleston, Bridgend CF32 0LG

£425,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended traditional 4 bedroom semi-detached property situated in a sought after location in the village of Laleston. Located within walking distance of all village amenities including shops, schools and restaurants. Offering access to Bridgend Town Centre and Porthcawl seafront. Accommodation comprises; entrance hall, lounge, sitting room, kitchen/dining room, utility and ground floor WC. First floor; bedroom one with en-suite shower room, 3 further double bedrooms and a family bathroom. Externally offering a private driveway to the front, single integrated garage and a generous enclosed rear garden.

Directions

* Bridgend - 2.3 Miles * Porthcawl - 5.0 Miles * J36 of the M4 - 5.8 Miles * Cardiff - 26.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with original wood block flooring, staircase with carpeted runner leads up to the first floor and there is a generous built-in storage cupboard. To the front of the property is the living room which is a spacious reception room with a bay-window over-looking the front with stained glass feature windows, a central feature gas fireplace with hearth and surround and carpeted flooring. The sitting room is a spacious second reception room with a sun-room area to the rear with carpeted flooring, a fully glazed door opening out to the rear garden and a Velux skylight window. There is an inset gas fire set on a marble hearth and ample space for both lounge and dining furniture. To the rear is the open-plan kitchen/dining room. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With coordinating splash-backs, vinyl flooring and ample space for a freestanding dining table. The kitchen/dining room benefits from recessed spotlighting, window and patio doors opening out to the rear garden and 2 Velux skylight windows. Integrated appliances include; 4-ring gas hob with extractor hood over and glass splash-back, microwave, dishwasher and fridge/freezer. A partly glazed door leads into the utility/boot room. The utility is fitted with coordinating wall and base units with complementary work surfaces over. There is space and plumbing provided for 2 appliances, a door provides access out to the side of the property and a door leading into the garage. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin. With vinyl flooring and a window to the side.

The first floor landing offers carpeted flooring, a stained glass feature window to the side and all doors lead off. Bedroom One is a double bedroom with built-in wardrobes and storage, carpeted flooring and a window to the front. Leading into a generous en-suite shower room fitted with a double shower enclosure, WC and a wash hand basin. With carpeted flooring, LED mirror, panelling to the walls and a window to the front. Bedroom Two is a generous second bedroom with bay windows over-looking the front and carpeted flooring. Bedroom Three is a third double bedroom with carpeted flooring, 2 sets of built-in storage cupboards and windows to the rear. Bedroom Four has built-in wardrobes and dressing area with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a window to the rear.

GARDENS AND GROUNDS

Approached off Austin Avenue, no. 23 benefits from a private block paver driveway to the front with off-road parking for 2 vehicles in front of the single garage with an electric remote controlled sectional door and power supply. The garage also houses the 2-year old gas combi boiler. There is side access around to the rear garden. To the rear is an enclosed garden with a spacious patio idea ideal for outdoor furniture. The remainder is laid to lawn with an array of colourful shrubs and flowers. There is access to an outdoor store.

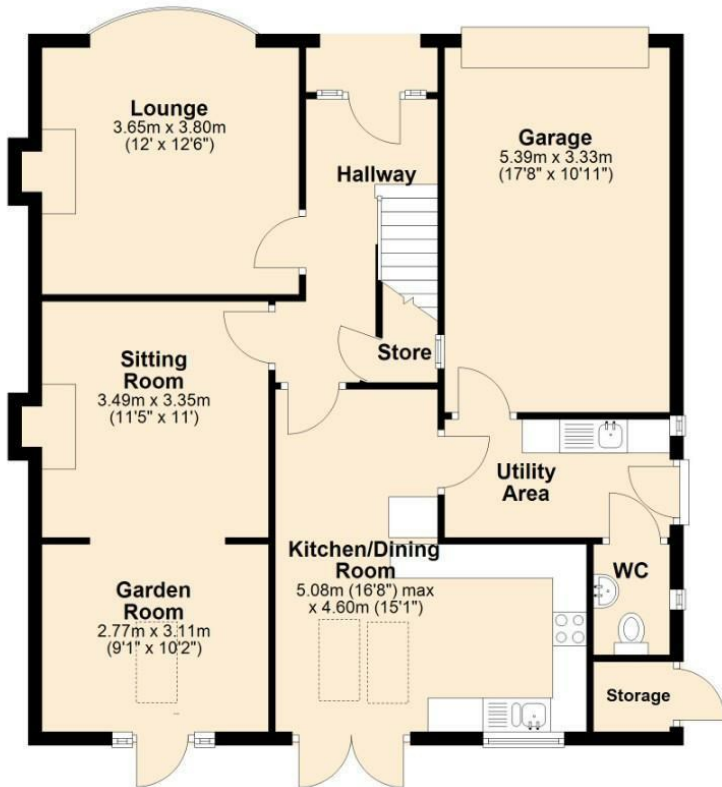
ADDITIONAL INFORMATION

The property is currently a Leasehold. 999 Year Lease. The owner is in the process of purchasing the Freehold. It will be a Freehold property upon completion. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.



Ground Floor

Main area: approx. 74.6 sq. metres (803.5 sq. feet)
Plus garages, approx. 18.0 sq. metres (193.3 sq. feet)



Main area: Approx. 139.9 sq. metres (1505.4 sq. feet)
Plus garages, approx. 18.0 sq. metres (193.3 sq. feet)

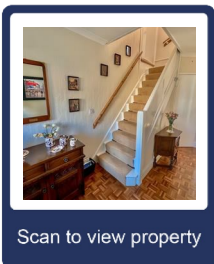
First Floor

Approx. 65.2 sq. metres (701.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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