


# 16, Shakespeare Avenue

Bridgend, CF31 4RY

Watts & Morgan

# 16 Shakespeare Avenue

## Bridgend CF31 4RY

## £179,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented two-bedroom semi-detached property, offered to the market with no onward chain. Situated in the popular residential area of Cefn Glas, this spacious home would make an ideal first-time purchase, benefiting from ample off-road parking and a single garage. Conveniently located within walking distance of local shops, schools and everyday amenities, the property is also just a short distance from Bridgend town centre.
The accommodation briefly comprises an entrance hallway, spacious lounge/dining room and modern fitted kitchen with adjoining side porch. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a private driveway to the front, providing ample off-road parking for multiple vehicles, a single garage and an enclosed rear garden, offering a pleasant outdoor space to enjoy.

### Directions

* Bridgend Town Centre - 1.2 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.5 Miles







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# Summary of Accommodation

## ABOUT THE PROPERTY

The property is entered via a uPVC front door into a welcoming entrance hallway, with stairs rising to the first-floor landing. The spacious lounge/dining room provides a generous reception space, featuring laminate flooring, a front-facing window and an attractive central electric fireplace, creating a focal point to the room. To the rear of the property is the kitchen, fitted with a range of base units with work surfaces over and a useful breakfast bar area. Further features include tiled splashbacks, laminate flooring and a rear-facing window providing natural light. There is an integrated oven/grill with a four-ring hob, along with space for a freestanding fridge/freezer and washing machine. An understairs storage cupboard provides additional practicality, whilst a side door leads through to the adjoining porch. The side porch is a particularly useful addition, offering further storage space and providing convenient access to both the rear garden and the front driveway.

The first-floor landing benefits from a side-facing window, providing natural light, and access to the loft via a ceiling hatch. Bedroom one is a well-proportioned double bedroom situated to the front of the property, featuring laminate flooring and a built-in storage cupboard. Bedroom two is also a generous double bedroom, benefiting from laminate flooring and a further built-in storage cupboard. The family bathroom is fitted with a modern three-piece white suite comprising a panelled bath with shower over, wash hand basin and WC. The room is finished with tiled walls, vinyl flooring and a rear-facing window.

## GARDENS AND GROUNDS

Accessed via Shakespeare Avenue, No. 16 benefits from a private block-paved driveway to the front, providing ample off-road parking for multiple vehicles and leading to a single garage fitted with a manual up-and-over door. To the rear, there is an enclosed garden featuring a paved patio area, with the remainder predominantly laid to lawn, providing an ideal space for outdoor relaxation and entertaining.

## ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "B" Council tax band "B"

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.

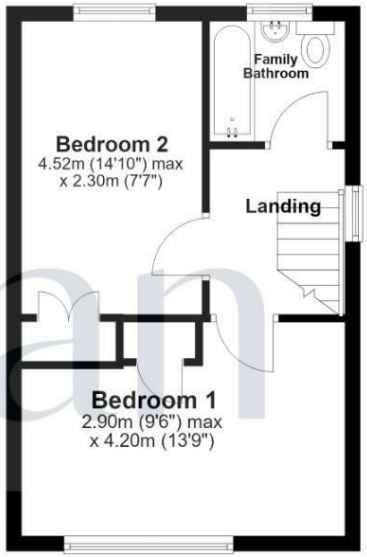
## Ground Floor

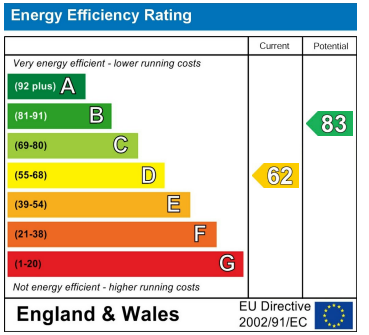
Approx. 44.2 sq. metres (475.6 sq. feet)




## First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)




Total area: approx. 72.9 sq. metres (785.0 sq. feet)



Scan to view property


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