
18, Parcau Avenue
Bridgend, CF31 4SY
Watts
&Morgan



# 18, Parcau Avenue

## Bridgend CF31 4SY

## £325,000 Freehold

### 3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented three-bedroom semi-detached home situated in the highly sought-after south side of Bridgend. Ideally located within walking distance of local shops, reputable schools, Newbridge Playing Fields and Bridgend Town Centre, the property also benefits from excellent transport connections.

The accommodation briefly comprises an inviting entrance hallway, a bright and comfortable lounge, a spacious fitted kitchen and an impressive large conservatory overlooking the rear garden. To the first floor are three generously sized bedrooms and a modern three-piece family bathroom.

Externally, the property boasts a private driveway providing ample off-road parking, a neatly maintained front garden with attractive shrubbery, and a garage. To the rear is a beautifully landscaped garden featuring a combination of patio and lawn areas, complemented by a charming summerhouse.







### Directions

* Bridgend Town centre- 1.1 Miles * Cardiff city centre- 23 Miles * J36 of the M4- 3.4 Miles

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# Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door beneath an attractive arched porch, the property opens into a welcoming entrance hallway featuring stylish laminate flooring, a carpeted staircase rising to the first floor, and a practical under-stairs storage cupboard.

Positioned at the front of the property, the principal reception room is a generously proportioned living space, enhanced by a large bay window flooding the room with natural light, together with fitted carpeting and a central electric fireplace creating a warm and inviting focal point.

To the rear of the home lies the outstanding open-plan kitchen, an exceptional family and entertaining space finished with contemporary laminate flooring throughout. The kitchen is beautifully appointed with a premium Sigma 3 fitted kitchen, offering an extensive range of coordinating wall and base units complemented by wood work surfaces, recessed spotlighting, under-cupboard lighting, and a striking central island with a granite surface. A uPVC door provides direct access to the rear garden.

Integrated appliances include a five-ring gas hob with electric oven and grill, dishwasher, washing machine, fridge/freezer, and wine fridge.

Leading from the kitchen is the spacious conservatory, a superb additional reception area featuring laminate flooring and ample space for both living and dining furniture. Double uPVC doors open seamlessly onto the rear garden, creating an ideal indoor-outdoor entertaining space.

The first-floor landing features fitted carpeting, a side-facing window allowing for additional natural light, and doors leading to three generously proportioned bedrooms together with a stylish contemporary family bathroom.

Bedroom One forms an impressive principal suite, beautifully presented with laminate flooring and an elegant front-facing bay window that enhances both the character and natural light within the room.

Bedroom Two is a spacious double bedroom positioned to the rear of the property, enjoying laminate flooring and a rear-facing window.

Bedroom Three is a further well-proportioned double bedroom, also finished with laminate flooring and benefitting from a front-facing window.

Completing the accommodation is the modern family bathroom, fitted with a quality Hiddleston three-piece suite comprising a panelled bath with shower over, WC, and wash hand basin set within built-in vanity storage. The room is further enhanced by stylish Karndean flooring and a side-facing window.

GARDEN AND GROUNDS

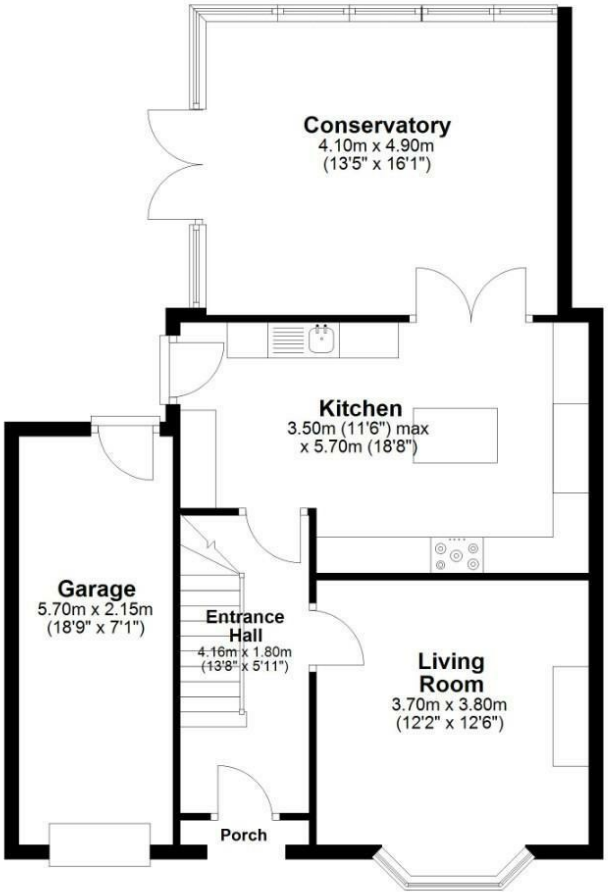
Approached via Parcau Avenue, No. 18 features a private block-paved driveway providing ample off-road parking for multiple vehicles, alongside a beautifully maintained front garden laid predominantly to lawn with an abundance of mature shrubs and planting. Access to the garage is conveniently available via the main up-and-over garage door. To the rear, the property boasts a superbly private and fully enclosed garden, thoughtfully landscaped to create an exceptional outdoor space. An elegant patio terrace offers the perfect setting for al fresco dining and entertaining, with steps rising to an expansive lawned garden complete with a highly practical Summerhouse, all framed by secure fencing for added privacy and seclusion.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax band "D".

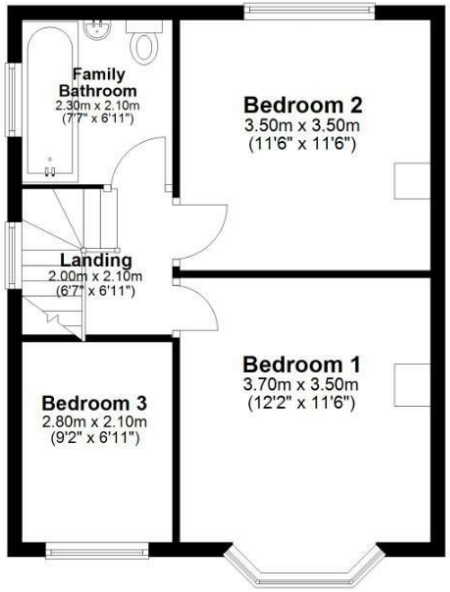
## Ground Floor

Approx. 75.3 sq. metres (810.2 sq. feet)




## First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)

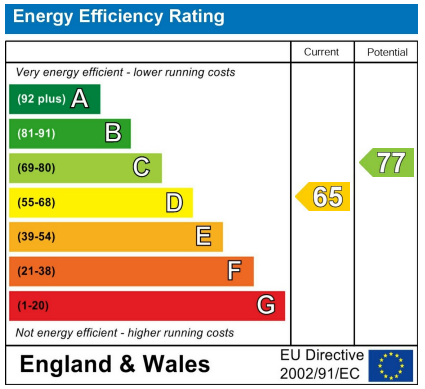


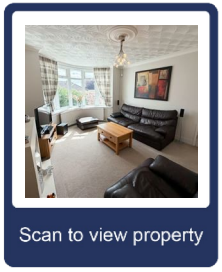

Total area: approx. 117.1 sq. metres (1260.7 sq. feet)










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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