



30, Oaklands Avenue
Bridgend, CF31 4ST

Watts
& Morgan



30, Oaklands Avenue

Bridgend CF31 4ST

£275,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented and spacious three-bedroom semi-detached home, ideally positioned in a popular area of Bridgend. Located just a short walk from Bridgend Town Centre and Newbridge Playing Fields, the property also benefits from being sold with no onward chain. The accommodation includes: a porch, welcoming entrance hall, lounge, dining room, kitchen, and ground-floor WC. To the first floor: two double bedrooms, a further single bedroom, and a modern shower room.

Externally, the property offers a private driveway, a garage, and generous enclosed gardens to both the front and rear.

Directions

* Bridgend Town centre- 1.5 Miles * Cardiff city centre- 22.5 Miles * J36 of the M4- 3.5 Miles



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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into a bright porch, featuring tiled flooring and front-facing windows, with double PVC doors opening into the main hallway. The hallway offers carpeted flooring, a staircase rising to the first-floor landing, and access to a convenient ground-floor WC. The WC is fitted with a modern vanity unit with wash-hand basin, WC, partially tiled walls and flooring, a chrome ladder radiator, and a side-facing window. The living room is a spacious and inviting reception area, complete with wood flooring, a stone fireplace housing an inset wood-burning stove, and front-facing windows. This room flows naturally into the dining room. The dining room provides an excellent second reception space, featuring wood flooring, a second stone fireplace, and double doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection. The kitchen is well appointed with a range of coordinating wall and base units, complemented by work surfaces, partially tiled walls, tiled flooring, a rear-facing PVC window, and a PVC door leading out to the garden. A built-in cupboard houses the gas boiler. Additional features include a stainless-steel one-and-a-quarter bowl sink, a freestanding oven with 6-ring gas hob, stainless-steel extractor and splashback, along with space for a freestanding fridge/freezer and washing machine.

The first-floor landing features carpeted flooring and a side-facing window, creating a bright and welcoming space. Bedroom One is a well-proportioned double bedroom, offering laminate flooring, front-facing windows, and built-in wardrobes with mirrored sliding doors. Bedroom Two is another generous double, complete with wood flooring, a rear-facing window, and an alcove ideal for wardrobes. Bedroom Three is a comfortable single room with laminate flooring, front-facing windows, and access to the loft hatch with a pull-down ladder. The bathroom is stylishly appointed, featuring a walk-in double shower enclosure with glass screen, WC, and wash-hand basin. The space is finished with fully tiled walls and flooring, spot lighting, a chrome ladder radiator, and a rear-facing window.

GARDENS AND GROUNDS

Approached from Oaklands Avenue, No. 30 enjoys a private block-paved driveway to the front, providing off-road parking and leading directly to the garage. The property also features an enclosed front lawned garden. To the rear, a generous enclosed garden offers excellent outdoor space, including two spacious decked areas ideal for outdoor furniture and entertaining, with the remainder laid to lawn. There is also convenient pedestrian access to the garage, which benefits from a power supply.

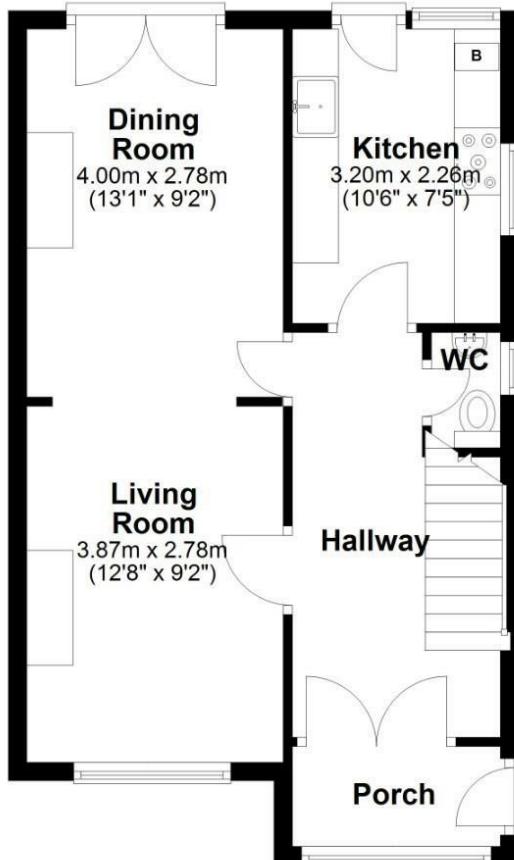
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'C'. Council Tax is Band 'D'.



Ground Floor

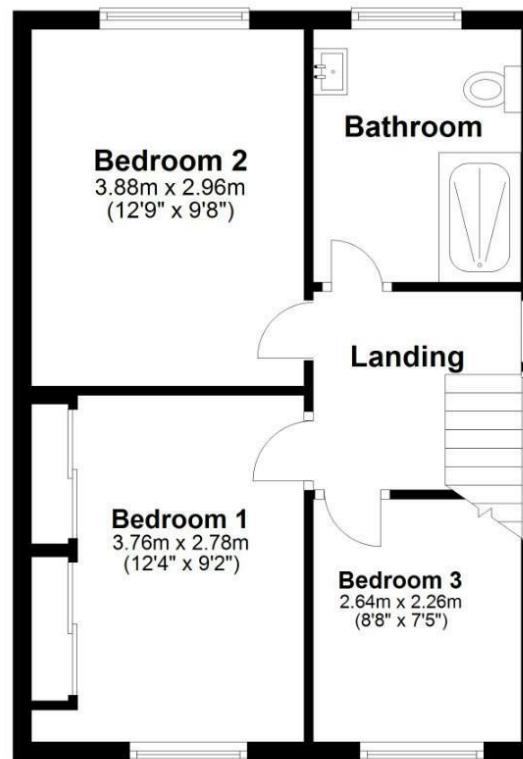
Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



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