22, Picton Gardens

Bridgend, CF31 3HH

Watts & Morgan

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£220,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Well-Presented Three-Bedroom Detached Home in a Convenient Bridgend Location Situated in a convenient and well-established residential area of Bridgend, this well-presented three-bedroom detached property is within easy walking distance of local shops, schools, and everyday amenities, while also benefiting from excellent access to Bridgend Town Centre and its wide range of facilities.

The accommodation comprises a welcoming entrance hallway, a spacious living room, a modern kitchen/dining room, a conservatory, and a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing off-road parking for up to three vehicles. To the rear is an enclosed garden.

Directions

* Bridgend - 1.8 Miles * Cardiff - 21.0 Miles * J35 of the M4 -3.8 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the welcoming entrance hallway provides access to the ground-floor cloakroom and the principal living accommodation. The cloakroom is fitted with a two-piece suite comprising a WC and wash hand basin, offering added convenience for guests and day-to-day family living. The main living room is a generous reception space featuring tiled flooring, a carpeted staircase rising to the first floor, and a useful built-in understairs storage cupboard. Dual aspects to the front provide plenty of natural light, while an internal door leads through to the kitchen/dining room. The kitchen/dining room is fitted with a range of coordinating wall and base units complemented by work surfaces over and tiled splashbacks. Finished with laminate flooring, the room enjoys views over the rear garden and benefits from double doors opening into the conservatory. Integrated appliances include a four-ring gas hob with extractor hood over, oven, grill, and dishwasher. There is also ample space for a freestanding dining table, fridge/freezer, and washing machine. The conservatory provides valuable additional living space and enjoys tiled flooring and double doors opening directly onto the rear garden, creating an ideal area for relaxing or entertaining throughout the year.

To the first floor, the landing features carpeted flooring and access to the loft space. Bedroom One is a spacious double bedroom benefiting from two built-in storage cupboards, carpeted flooring, and windows to the front elevation. Bedroom Two is a further well-proportioned double bedroom with carpeted flooring and a rear-facing window overlooking the garden. Bedroom Three is a comfortable single bedroom, ideal as a child's room, nursery, dressing room, or home office, with carpeted flooring and a rear-facing window. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a WC, wash hand basin, and panelled bath with overhead shower. The room also benefits from tiled walls, laminate flooring, and a side-facing window providing natural light and ventilation.

GARDENS AND GROUNDS

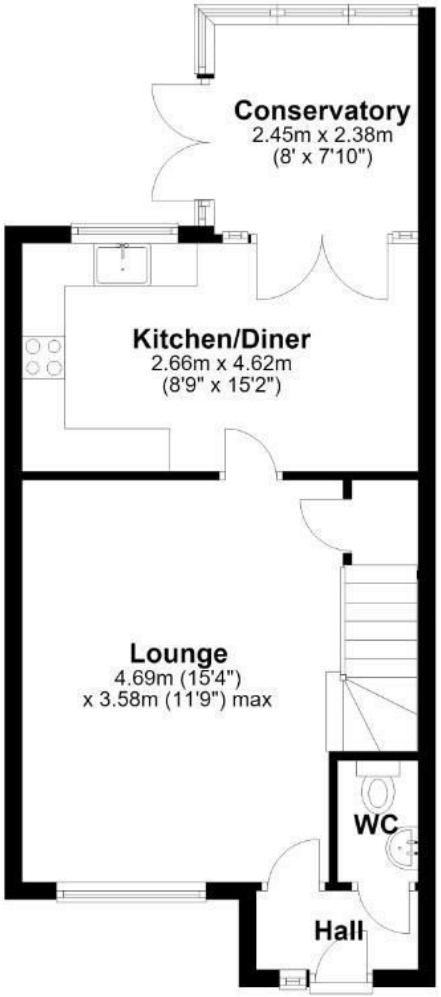
Approached from Picton Gardens, No. 22 benefits from a private driveway providing ample off-road parking for up to three vehicles. A side gate offers convenient access to the rear garden. To the rear, the property enjoys an enclosed garden featuring a patio area, ideal for outdoor dining, entertaining, or relaxing. The remainder of the garden is predominantly laid to lawn, creating an excellent space for families and keen gardeners alike. An outdoor storage shed provides useful additional storage.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'D'.

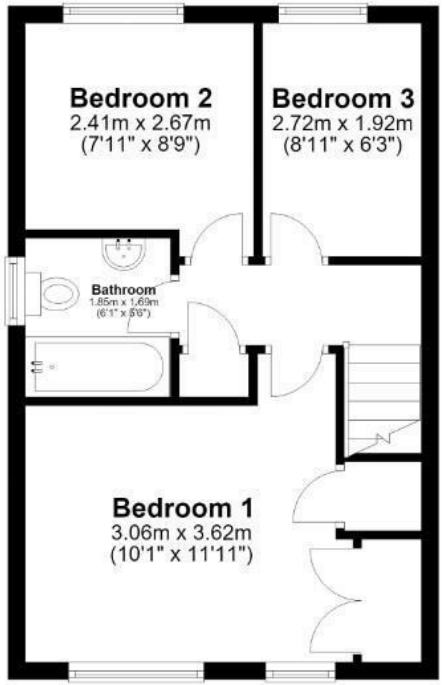
Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)

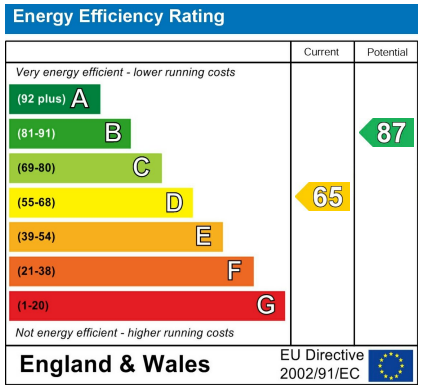


First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 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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