



31, Oaklands Road
Bridgend, CF31 4SN

Watts
& Morgan



31, Oaklands Road

Bridgend CF31 4SN

£395,000 Freehold

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious five-bedroom semi-detached property featuring a versatile annex with further potential. This well-presented home offers highly adaptable living accommodation in the sought-after south side of Bridgend. Ideally positioned just a short walk from local shops, schools, Newbridge Playing Fields and Bridgend Town Centre, the property also benefits from excellent transport links. The accommodation briefly comprises an entrance hallway, lounge and an open-plan kitchen/dining/sitting room. To the first floor, there are five well-proportioned bedrooms, a four-piece family bathroom and access to a generous loft space. Externally, the property offers a private driveway to the front with ample off-road parking, a landscaped south-facing rear garden and a versatile outbuilding incorporating a workshop area, kitchenette, shower room and studio — ideal for a range of uses. The property is being sold with no onward chain.

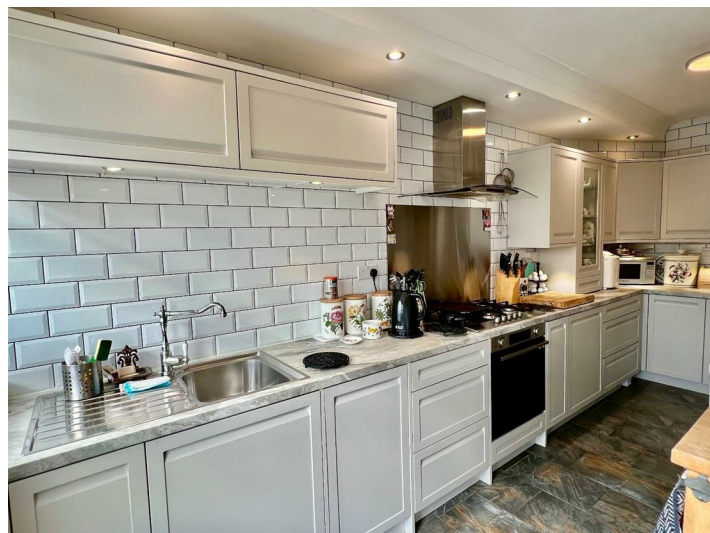
Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into a welcoming entrance hallway with laminate flooring and a carpeted staircase rising to the first floor. There are two built-in storage cupboards, and all ground-floor rooms lead off from here. The main living room, positioned at the front of the property, is a generous reception space featuring a large bay window overlooking the front, laminate flooring and a central multi-fuel burner set on a tiled hearth. To the rear lies the impressive open-plan kitchen/dining/sitting room — a superb family space with laminate flooring throughout, aluminium bi-folding doors opening onto a raised seating area and ample room for both lounge and dining furniture. A second multi-fuel burner, set on a slate hearth, adds warmth and character. The kitchen area features tiled flooring and is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled splashbacks, recessed spotlighting and under-cupboard lighting. A further uPVC door provides additional access to the rear garden. Integrated appliances include a 5-ring gas hob with oven and grill, stainless-steel splashback with extractor hood, under-counter fridge and dishwasher.

The first floor landing features carpeted flooring with all doors leading off. There is access to the loft hatch, complete with a pull down ladder, opening into a generous loft space with a pitched roof — offering excellent potential for conversion (subject to planning). Bedroom One is a spacious double bedroom with carpeted flooring and a front facing bay window. Bedroom Two is another double bedroom with laminate flooring and a rear facing window. Bedroom Three is a further double bedroom, also with laminate flooring and a front facing window. Bedroom Four includes an alcove ideal for storage, laminate flooring and a rear facing window; this room also houses the gas combi boiler. Bedroom Five benefits from laminate flooring and a front facing window. The family bathroom is fitted with a four piece suite comprising a freestanding bathtub, corner shower enclosure, WC and wash hand basin. The room is finished with tiled walls, vinyl flooring and a rear facing window.

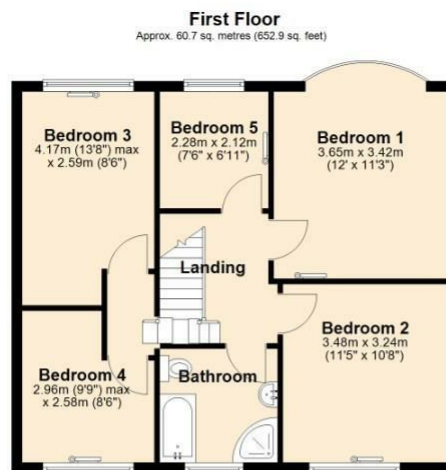
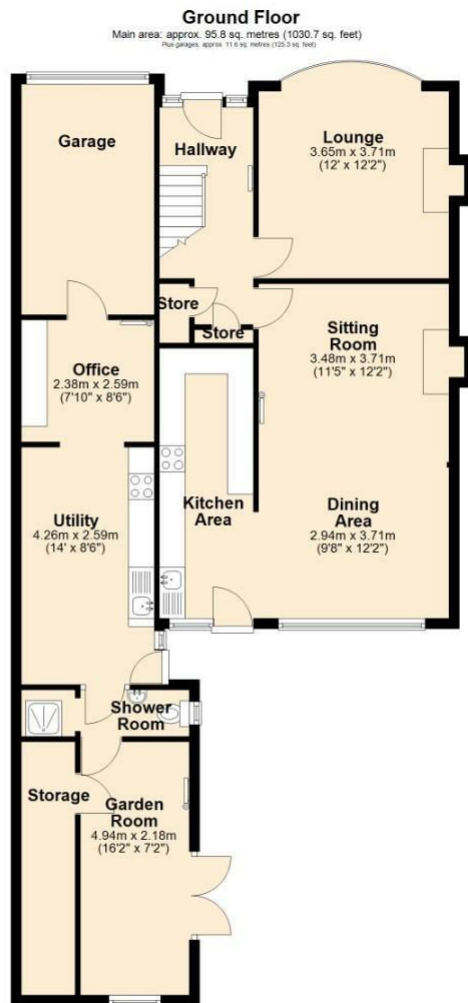
GARDENS AND GROUNDS

Approached off Oaklands Road, No. 31 benefits from a private block paved driveway to the front, providing off road parking for multiple vehicles. Double doors open into the converted garage/workshop, a versatile space ideal for use as a workshop, home office or additional storage. This area continues through to a kitchenette/utility room, fitted with work surfaces, a 2-ring gas hob, storage units and plumbing with space for a washing machine. A PVC door opens out to the rear garden, and there is access to the shower room. The shower room is fitted with a walk in shower enclosure, WC and wash hand basin with tiled wet areas. The studio is another highly adaptable garden room, featuring laminate flooring, a large walk in pantry cupboard and double doors opening directly onto the rear garden. The south facing rear garden has been beautifully landscaped, featuring a spacious patio area, a raised seating area and a covered seating zone perfect for outdoor furniture. The remainder is laid to patio with raised planting borders, outdoor lighting and power sockets, creating an attractive and functional outdoor space.

ADDITIONAL INFORMATION

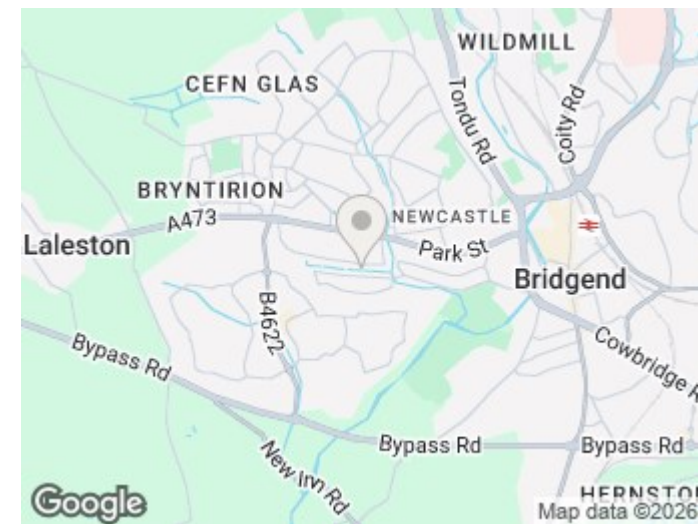
Freehold. All mains services connected. EPC Rating "D". Council Tax band "F".



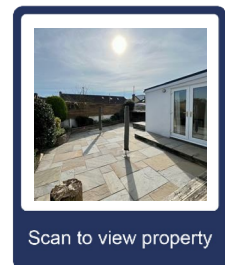


Main area: Approx. 156.4 sq. metres (1683.6 sq. feet)
Plus garages: approx. 11.0 sq. metres (120.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



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		
	63	76
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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