



22 Priory Avenue
Bridgend, CF31 3LR



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£229,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this immaculately presented, extended three bedroom semi-detached property located in Priory Avenue. Within walking distance of Bridgend Town Centre and reputable schools. Accommodation briefly comprises; porch, entrance hallway, lounge with log burner, downstairs cloakroom WC, open plan sitting/dining room with multi-fuel burner, fitted kitchen. First floor landing, three generous bedrooms and a modern 3-piece family bathroom. Externally enjoying a low maintenance frontage with off-road parking, and a landscaped rear garden with decking area. No on-going chain and viewing highly recommended. EPC Rating 'D'.

- Bridgend Town Centre 1.5 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 3.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door with original stained glass panelling into a welcoming hallway which offers an under stairs storage cupboard, original woodblock Parquet flooring and leads into a 2-piece cloakroom WC.

The Lounge is located to the front of the property and enjoys a uPVC bay window, continuation of original Parquet flooring and a feature to the room is the freestanding log burner set on a tiled hearth.

A superb size open plan Sitting/Dining Room offers woodblock Parquet flooring and a focal point to the room is the additional multi-fuel burner set on a slate hearth. To the dining area, ample space is provided for dining furniture and further benefits from recessed ceiling spotlights and uPVC French doors lead out onto the rear decking area.

A galley-style Kitchen has been fitted with a range of oak wall and base units, work surface area and integrated plate rack. Freestanding Range cooker to remain offering; 4-ring gas hob with hotplate, dual oven, grill and plate warmer. Plumbing is provided for appliances and a wall mounted 'Worcester' combi boiler (approx. 18 months old). Further benefiting from; modern ceramic tiled flooring, uPVC French doors lead out onto the rear decking and a square arch opens into the dining room.

FIRST FLOOR

The Landing offers carpeted flooring, an original double glazed window to the side elevation and original doors lead off.

The superb size Master Bedroom enjoys a range of fitted wardrobes, a uPVC bay window offers far-reaching rear views over Bridgend and a wide loft hatch provides access to a fully insulated, boarded attic space.

Bedroom Two is another good size light and airy double room enjoying carpeted flooring and a uPVC bay window to the front elevation.

Bedroom Three is a single bedroom offering a neutral décor, a uPVC window to the front elevation and laminate flooring.

The spacious Family Bathroom benefits from a Victorian-style 3-piece white suite comprising; panelled bath with rainfall and hand-held shower with glass screen, wash-hand basin, WC and modern mosaic tiled flooring.

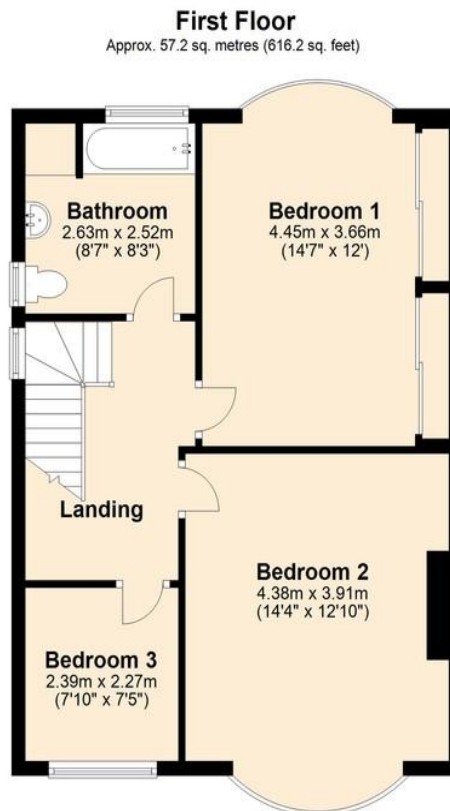
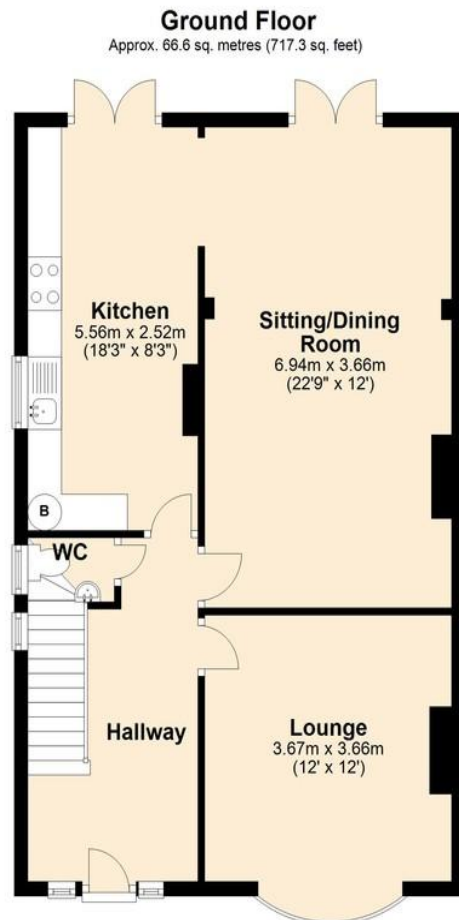
GARDENS AND GROUNDS

No.22 is approached onto a block paved driveway providing ample off-road parking. A front porch area offers original mosaic tiles and canopy over. The fully enclosed landscaped rear garden provides a decking area leading onto a pebbled section with shed to remain. The remainder is laid to lawn with wood store and offers a private outlook overlooking foliage.

SERVICES AND TENURE

All mains services connected. Freehold

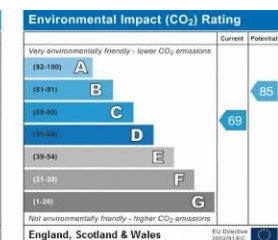
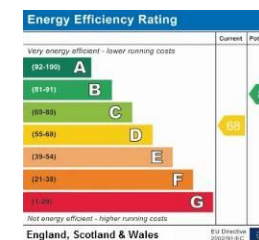




Total area: approx. 123.9 sq. metres (1333.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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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