



Wyndham Crescent, offers over £400,000

- Sought-after south side Bridgend location
- Attached Garage and Off-road parking for several vehicles
- Large utility room with potential to extend kitchen (subject to consent)
- Close to Bridgend College, Heronsbridge School and Brynteg School
- EPC Rating: D
- Council Tax Band: F



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About the property

Situated on the highly regarded Wyndham Avenue on the south side of Bridgend, this spacious four-bedroom detached family home offers versatile living accommodation, ideally suited to growing families. Conveniently located within close proximity to Bridgend College, Heronsbridge School, Brynteg School, and a range of local amenities, the property combines excellent living space with a sought-after location.

The accommodation is entered via an entrance hall leading into a spacious lounge, creating a welcoming focal point for the home. The lounge provides access to a separate dining area, which overlooks the rear garden. In addition, there is a dedicated study, offering space for those working from home or requiring a playroom or snug.

The bright kitchen provides ample storage and workspace, with room for informal dining. To the rear, a substantial utility room offers further practicality and presents excellent potential to extend the kitchen accommodation, subject to any necessary consents. A convenient ground floor cloakroom and an attached garage complete the ground floor.

To the first floor, there are four bedrooms, all served by a family bathroom and a separate shower room, providing flexibility for busy family life.

Externally, the property enjoys a generous frontage with off-road parking for several vehicles. To the rear is a spacious and private garden, beautifully planted with a variety of mature shrubs and trees.



Accommodation

Entrance Porch

Entrance Hall

Lounge

11' 9" x 10' 9" (3.58m x 3.28m)

Dining Room

10' 9" x 10' 9" (3.28m x 3.28m)

Study

10' 5" x 9' 6" (3.17m x 2.90m)

Kitchen/Breakfast Room

13' 8" x 10' 5" (4.17m x 3.17m)

Utility

13' 8" x 8' 11" (4.17m x 2.72m)

W.C.

Garage

22' 7" x 9' 10" (6.88m x 3.00m)

First Floor

Landing

Bedroom One

15' 6" x 11' (4.72m x 3.35m)

Bedroom Two

13' 9" x 11' (4.19m x 3.35m)

Bedroom Three

10' 8" x 7' 10" plus door recess (3.25m x 2.39m plus door recess)

Bedroom Four

9' 8" x 6' 9" (2.95m x 2.06m)

Bathroom

10' 6" x 6' 4" (3.20m x 1.93m)

Shower Room

5' 7" max x 3' 3" max (1.70m max x 0.99m max)

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of a solicitor's report on the property's title and any other relevant matters.

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 165.2 m² (1,778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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