

65 Oaklands Road
Bridgend
CF31 4SU

335,000



- *NO ONGOING CHAIN*
- *UNIQUE OPPORTUNITY TO ACQUIRE THIS ON-GOING PROJECT*
- Spacious 4 Bedroom Semi-Detached Property
- Open Plan Kitchen Dining Living to Rear
- Newly Fitted Windows throughout & Gas Central Heating
- Potential Annexe to Side & Large Workshop
- Contemporary Fitted Kitchen & Appliances
- En-Suite to Master Bedroom
- 2 Family Bathrooms

Ref: PRA11988

Viewing Instructions: Strictly By Appointment Only

General Description

No Ongoing Chain - Gareth L Edwards Ltd are pleased to offer this unique opportunity to acquire this ongoing project. South facing Spacious 4 Bedroom Semi-Detached property with double garage & potential annex to side, newly fitted Upvc double glazing throughout, gas central heating via a combination boiler, rewired. The property benefits from open plan living to rear with quality fitted contemporary Kitchen, Separate Lounge wood burning stove, En-suite to Master Bedroom & two-Family Bathrooms. The property is within easy access of the Town Centre with all its facilities and amenities including the Mainline Train Station, Bridgend is located just off the M4 corridor at junction 36 and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance; Spacious Open-Plan Hallway; Lounge; L-shaped Open-Plan Kitchen/Living/Dining Space; Cloakroom; Sunroom area. FIRST FLOOR: - Landing; Master Bedroom with En-suite; Bedroom Two; Bedroom Three; Bedroom Four; Bathroom One & two; Loft Space. OUTSIDE: - Maintenance free front with integral double tandem garage with electric doors, large workshop, generous size rear flat south facing garden.

Accommodation

Ground Floor

Entrance

via a two tone composite front door with four attractive stained glass panelling & two obscure glazed windows, door leading into:-



Spacious Open-Plan Hallway

One radiator, access to first floor, textured ceiling, at the left-hand side of the hall there's a door leading into a double tandem garage with electric garage doors, wall mounted combination gas boiler, door leading out into: -

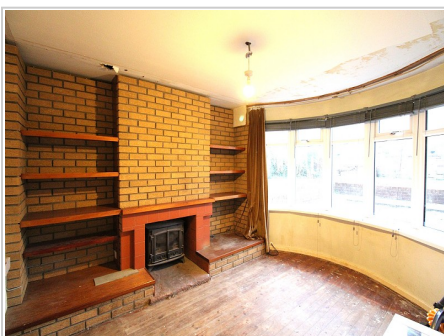
Porch

Half glazed Georgian wooden door leading into: -

Second Porch

Ceramic tiling to the floor, half tiled walls, uPVC obscure glazed window to the side.

Back in hallway there's a half-glazed door leading into: -



Lounge (13' 2" x 12' 4") or (4.02m x 3.76m)

uPVC window to the front features brick wall with a stone multi wood burning stove, wood strip flooring, skimmed ceiling.



L-Shaped Open-Plan Kitchen/living/dining Space (21' 4" x 17' 7" x 18' 8") or (6.49m x 5.37m x 5.68m)

Quality fitted kitchen in high gloss grey, eye level double oven, five chrome gas hob with a suspended chrome and glass cooker hood, one and a half stainless steel sink unit, integrated fridge-freezer, high gloss ceramic tiling to the floor, two radiators.

Sitting Area

uPVC patio doors to the rear, uPVC window to the side.

Cloakroom

Low level WC, half wood strip panelling & high gloss tiling, uPVC obscure glazed window to the rear, coved and skimmed ceiling.

Sun Room (14' 10" x 10' 6") or (4.53m x 3.20m)

uPVC windows to the rear, uPVC windows to the side, half glazed uPVC door to the rear.

First Floor

Landing

Split level landing, uPVC obscure glazed window to the side, white panel door leading into: -



Spacious Master Bedroom with En-Suite (21' 9" x 11' 9") or (6.62m x 3.58m)

uPVC window to the rear, two radiators, white panel door leading into: -



En-Suite (8' 9" x 7' 3") or (2.67m x 2.22m)

Three-piece suite in white with chrome fittings, double shower cubicle with a multi head chrome power shower with glass & chrome doors, vinyl flooring, one radiator, uPVC obscure glazed window to the rear.



Bedroom Two (13' 8" x 11' 4") or (4.16m x 3.46m)

uPVC bay window to the front, one radiator.



Bedroom Three (12' 3" x 10' 9") or (3.73m x 3.27m)

uPVC window to the front, one radiator, staircase leading up to loft space, double fitted cupboards.



Bedroom Four (7' 0" x 8' 1") or (2.14m x 2.47m)

uPVC window to the front, one radiator, loft access.



Bathroom Two (11' 1" x 8' 10") or (3.37m x 2.69m)

Four-piece suite in white to include shower cubicle, uPVC obscure glazed window to the rear, one double radiator.



Bathroom One (8' 4" x 2' 1") or (2.53m x 0.64m)

Newly fitted three-piece suite contemporary style bathroom in white, chrome contemporary mixer taps over the bath, part tiled walls, one radiator, laminated flooring



Loft Space (10' 8" x 11' 3") or (3.24m x 3.43m)

Skylight window, two under eaves storage.

Outside



Front

Double wrought iron gates leading down to the garage. Maintenance free front with pea gravelled areas and steps to the side of the property.



Rear

Larger than average flat rear south facing garden, double workshop with uPVC double glazing & power.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

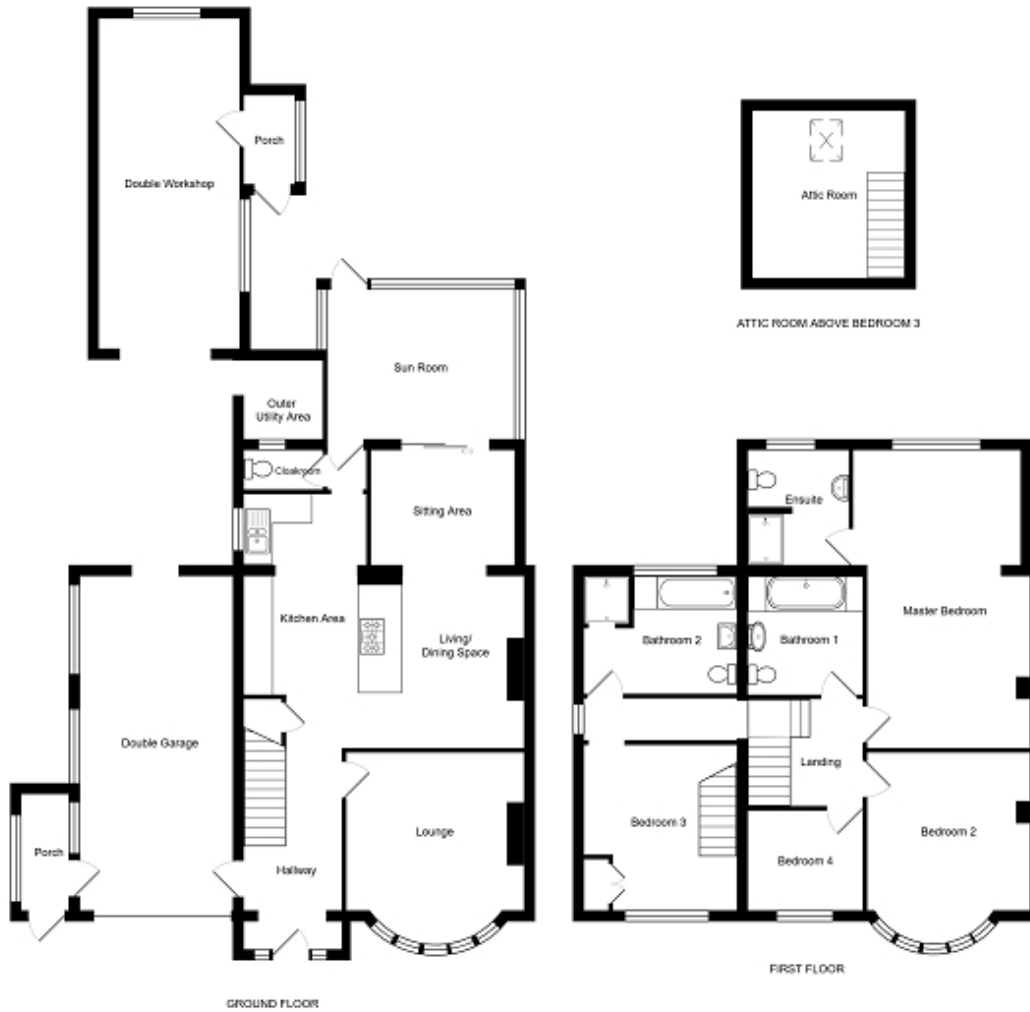


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