



37 Parcau Avenue  
Bridgend, CF31 4SZ



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£215,000 Freehold

**3 Bedrooms : 1 Bathroom : 2 Reception Rooms**

Watts & Morgan are pleased to present to the market this three-bedroom semi-detached property located in Bridgend. Within close proximity to Bridgend Town Centre and close to road and rail links. The accommodation comprises; entrance hallway, lounge, dining room & kitchen. First floor landing, two double bedrooms, a single bedroom, a bathroom and a separate WC. Externally enjoying a private driveway leading into a single garage with a sizeable rear lawned garden and store. Offering no on-going chain. EPC Rating "D."

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- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 23.6 miles
- M4 (J36) 3.3 miles

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed timber door into the entrance hall offering original herringbone style flooring, a carpeted staircase to the first floor landing with an understairs storage cupboard and an obscured uPVC window to the side elevation.

The lounge is a good sized reception room offering carpeted flooring, a gas fire and a uPVC window to the front elevation.

The dining room offers original parquet style flooring, an open fire and a uPVC window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with vinyl work surfaces. Space and plumbing has been provided for appliances. Further features include concrete flooring, a stainless steel sink unit, a uPVC window to the side elevation, a courtesy door providing access to the rear garden and houses the wall mounted boiler.

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### FIRST FLOOR

The first floor landing offers exposed wooden floorboards and a uPVC window to the side elevation.

Bedroom one is a good sized double bedroom offering exposed wooden floorboards and a uPVC window to the rear elevation.

Bedroom two is another double bedroom offering exposed wooden floorboards and a uPVC window to the front elevation.

Bedroom three is a single bedroom offering carpeted flooring, a loft hatch giving access to loft space and a uPVC window to the front elevation.

The bathroom has been fitted with a 2-piece suite comprising; panelled bath and wash-hand basin set within a vanity unit. Further features include carpeted flooring, tiled walls, an obscured uPVC window to the rear elevation and a cupboard housing the hot water cylinder. A separate two-piece WC is located on the landing.

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### GARDENS AND GROUNDS

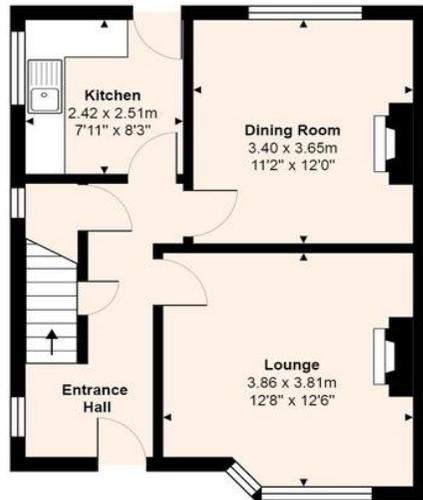
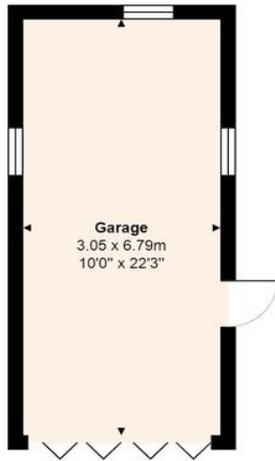
No.37 is accessed off the road onto a private driveway leading into a single garage with a manual up and over door.

The rear of the property enjoys a patio area ideal for garden furniture and steps lead down to a sizeable lawned garden with a store room.

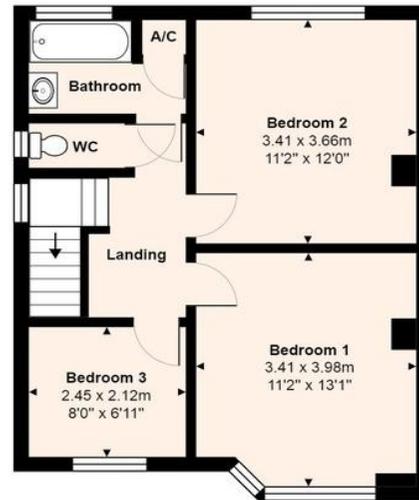
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### SERVICES AND TENURE

All mains services connected. Freehold.



Ground Floor



1st Floor

37 Parcau Avenue  
Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup> (Excluding Garage)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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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