



5 Picton Avenue
Bridgend, CF31 3HD





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£425,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to present to the market this substantial four bedroom detached property located on a sought after residential street in Bridgend. Within a few minutes' walk to Old Castle Primary School, Brynteg Comprehensive School and Newbridge Fields. Situated on a double corner plot, the accommodation comprises; entrance garden room/conservatory, spacious hallway, kitchen/breakfast room, lounge, sitting room, dining room, utility room and WC. First floor split level landing, four good sized double bedrooms, family bathroom, shower room and WC. Externally enjoying a block paved driveway with space for 3 vehicles leading into a double garage. A wrap around front lawned garden with a private and seduded rear garden enjoying a patio area ideal for dining and entertaining. Offering no ongoing chain. EPC Rating 'D.'

- Bridgend Town Centre 1.1 miles
 - Cardiff City Centre 23.9 miles
 - M4 (J36) 3.3 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via uPVC French doors into the garden room/conservatory offering laminate flooring and uPVC windows overlooking the front garden. A courtesy timber door provides access into the spacious hallway offering wood laminate flooring, a carpeted staircase to the first floor landing with an under-stairs storage cupboard and an original stained glass window to the front elevation. Further featuring a snug area and a uPVC window to the rear elevation.

To the heart of the home lies the contemporary, bespoke kitchen/breakfast room which has been fitted with a range of high gloss wall and base units with solid work surfaces and a co-ordinating island with space for high stools and storage. Integral appliances to remain include; 'Neff' oven and grill, 'Neff' combination oven/microwave, 'Neff' dishwasher, a walk-in pantry, double opening fridge/freezer and a 4-ring induction hob with extractor fan over. Further features include a ceramic sunken sink unit, continuation of laminate wood flooring and uPVC bi-folding doors open on to the rear patio.

The utility room offers space and plumbing for white goods, tiled flooring, an obscured uPVC window to the side elevation and houses the wall mounted combi boiler.

The sitting room is a fantastically sized reception room offering continuation of wood laminate flooring, a gas fire set on a marble hearth and wood surround, a uPVC window to the front elevation and ample space for soft furnishing.

The dining room is offered to the front of the property and enjoys carpeted flooring, uPVC bay windows and ample space for free standing furniture.

The lounge is a further reception room offering carpeted flooring, a gas fire set on a marble hearth and wood surround and uPVC bay windows to the side elevation.

FIRST FLOOR

The first floor landing offers carpeted flooring, a split level staircase and a loft hatch giving access to the insulated loft space.

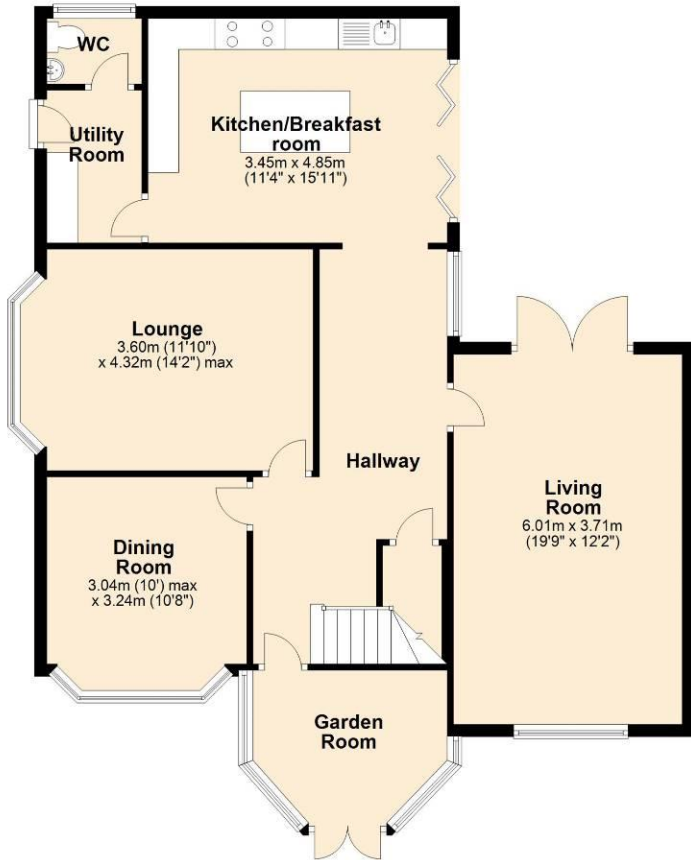
Bedroom one is a generous sized double bedroom offering carpeted flooring, a uPVC window to the side elevation and fitted wardrobe space.

Bedroom two is a spacious double bedroom offering carpeted flooring, two uPVC windows and triple fitted wardrobe space.

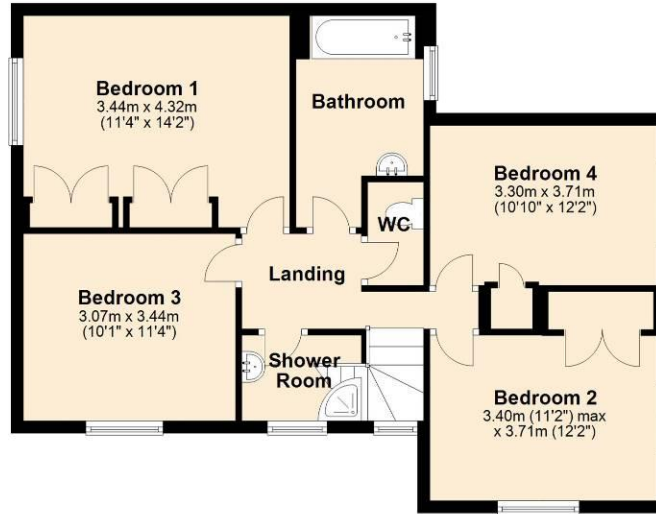
Bedroom three is another double bedroom offering carpeted flooring and a uPVC window to the front elevation.

Bedroom four is further double bedroom, currently utilised as a home study offering carpeted flooring, a uPVC window to the rear elevation and a fitted wardrobe.

Ground Floor
Approx. 98.0 sq. metres (1054.9 sq. feet)



First Floor
Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 163.4 sq. metres (1758.9 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The fully tiled bathroom has been fitted with a 2-piece suite comprising; panelled bath and wash hand basin. Further features include laminate flooring and an obscured uPVC window to the side elevation.

The fully tiled shower room has been fitted with a 2-piece suite comprising; corner shower cubicle and wash hand basin set within a vanity unit. Further features include, tiled flooring, a heated towel rail and an obscured uPVC window to the front elevation.

A separate WC is offered on the landing.

GARDENS & GROUNDS

No. 5 is accessed via a cul-de-sac onto a block paved private driveway with space for three vehicles leading into a double garage with electric up and over doors and full power supply.

The well-maintained front garden is predominantly laid to lawn with stone chipping pathways leading to the rear and wraps around the whole of the property.

To the rear of the property lies a private and secluded, low maintenance tiered garden with a patio area ideal for dining and entertaining. Further enjoying an elevated composite decking area and a courtesy door provides access into the garage.

SERVICES & TENURE

All mains connected. Freehold.





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