



23 Priory Avenue, Bridgend

£310,000 Freehold

TRADITIONAL THREE BEDROOM EXTENDED SEMI • LOCATED AFTER IN THE POPULAR SOUTH SIDE OF BRIDGEND • LOUNGE, KITCHEN/DINER AND EXTENDED SECOND RECEPTION ROOM • DOWNSTAIRS WC • TWO DOUBLE BEDROOMS WITH FEATURE BAY WINDOWS AND THIRD SINGLE BEDROOM • FAMILY BATHROOM • GARDEN TO FRONT AND REAR, DRIVE AND GARAGE • 360 TOUR TO VIEW • CALL NOW TO ARRANGE YOUR APPOINTMENT OR BOOK YOUR SLOT VIA OUR STREET APP

DanielMatthew
ESTATE AGENTS



Extended three bedroom semi in sought-after south Bridgend. Spacious living, open-plan kitchen, two receptions, garage, driveway, close to schools, shops, transport, and coast. Virtual tour available.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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ENTRANCE

Enter via UPVC door into a bright hallway, plain walls, textured ceiling, carpet flooring, radiator, access to the wc, downstairs rooms and staircase access.

LOUNGE

UPVC double glazed bay to front access, plain walls, textured ceiling, radiator and carpet flooring.

SECOND RECEPTION ROOM

Extended second reception room with rear UPVC patio doors out to the garden, plain walls, textured ceiling, carpet flooring and feature gas fire.

KITCHEN/DINER

UPVC double glazed window to rear aspect, UPVC side double glazed door, Range of wall and base units with complimentary worktop, gas hob with extractor over, space for a washing machine, radiator and laminate flooring.

WC

Side UPVC double glazed window, pedestal wash hand basin, low level wc, plain walls, plain ceiling.



LANDING

Landing with attic hatch, plain walls, carpet flooring and access to first floor rooms.

BEDROOM ONE

UPVC double glazed bay window, plain walls, radiator, carpet flooring and fitted storage.

BEDROOM TWO

UPVC double glazed bay window, plain walls, radiator, carpet flooring and fitted storage.

BEDROOM THREE

UPVC double glazed window, plain walls, radiator, carpet flooring and fitted storage.

BATHROOM

UPVC double glazed window to rear aspect, three piece suite comprising panel bath with shower over, vanity wash hand basin, low level wc, radiator, carpet flooring and storage.

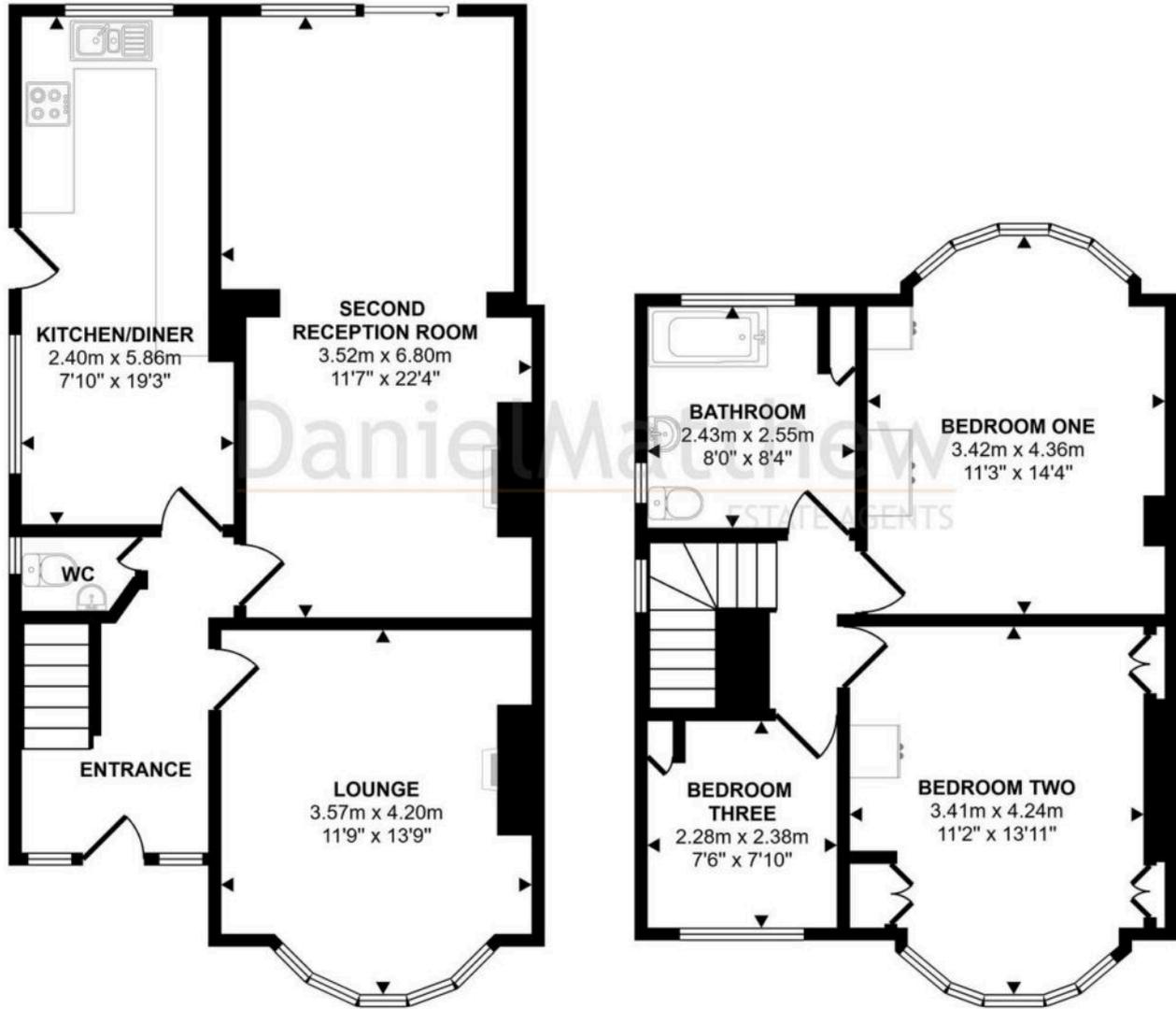
Garden

Garden to front and rear with laid to patio and laid to lawn to rear garden.





Approx Gross Internal Area
106 sq m / 1139 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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