



10 Lewis Avenue, Bridgend

£195,000 Freehold

A deceptively spacious three bedroom semi detached house • Owned by the same vendors for over forty years • Available to purchase with no ongoing chain • UPVC entrance porch extension to the front • Positioned within a quiet residential development on a larger than average plot • An ideal purchase as a project property, offering scope for extension (subject to planning approval) • Located within a short stroll to Bridgend town centre, Brewery Field sports ground and public transport stations • Generous driveway providing off road parking for several vehicles • A detached tandem double garage benefitting from power supply • Modern gas combination boiler fitted and UPVC windows throughout

DanielMatthew
ESTATE AGENTS



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Porch

4' 5" x 7' 9" (1.34m x 2.37m)

A convenient UPVC constructed entrance porch, accessed via a UPVC and glazed panel door with ornate stained glass decoration. Tiled flooring and solid roof with a second UPVC entrance door leading into the hallway.

Hallway

14' 0" x 6' 4" (4.26m x 1.93m)

A light and inviting entrance hallway featuring a UPVC side window, fitted staircase giving access to the first floor, wall mounted radiator, double louver doors opening into a useful understairs storage cupboard and fitted carpet flooring. We have been advised by the vendor that original wood block flooring is laid beneath the fitted carpet flooring.



Lounge/Dining area

23' 2" x 11' 11" (7.05m x 3.64m)

A bright and spacious open plan lounge/diner featuring a large UPVC double glazed window to the front, an ornate focal feature fireplace, fitted carpet flooring, two wall mounted radiators and sliding patio doors to the rear.

Kitchen

8' 9" x 9' 6" (2.67m x 2.90m)

A well proportioned fitted kitchen, offering a range of matching base and wall mounted units with a laminated wood effect worksurface over. There is full height tiling to all walls, tiling laid to floor, space for free standing cooker, washing machine and fridge/freezer, with a UPVC pedestrian door to the rear giving access to the garden



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Landing

Landing area featuring a continuation of the fitted carpet flooring as the staircase, side UPVC window providing natural light and doorways giving access to three bedrooms and shared bathroom.

Bedroom One

13' 11" x 9' 11" (4.25m x 3.03m)

A generous sized double bedroom offering an abundance of built in fitted storage, a large UPVC double glazed window to the front, wall mounted radiator and fitted carpet flooring.

Bedroom Two

8' 11" x 12' 8" (2.72m x 3.86m)

A large double sized bedroom featuring fitted carpet flooring, a UPVC window to the rear enjoying views of the garden, wall mounted radiator and floor to ceiling fitted wardrobe storage.

Bedroom Three

9' 2" x 8' 6" (2.80m x 2.60m)

An L shaped single sized bedroom benefitting from generous built in wardrobe storage and a useful store cupboard over the bulk head of the stairs, fitted carpet flooring, wall mounted radiator and a UPVC window to the front



Bathroom

8' 11" x 5' 5" (2.71m x 1.64m)

A good sized shared bathroom fitted with a three piece suite comprising; panel bath, pedestal washhand basin and low level WC. The room further benefits from vinyl flooring, full height tiling to walls, wall mounted vanity units, wall mounted radiator and a UPVC obscure glazed window to the side

Rear Garden

A large, enclosed rear garden offering paved patio area and a generous level lawned space. A concrete pathway runs alongside the lawn section leading to a side pedestrian door giving access into the tandem double garage. The pathway continues alongside the garage to the rear, where the garden area expands behind, providing an ideal position for a small allotment space.

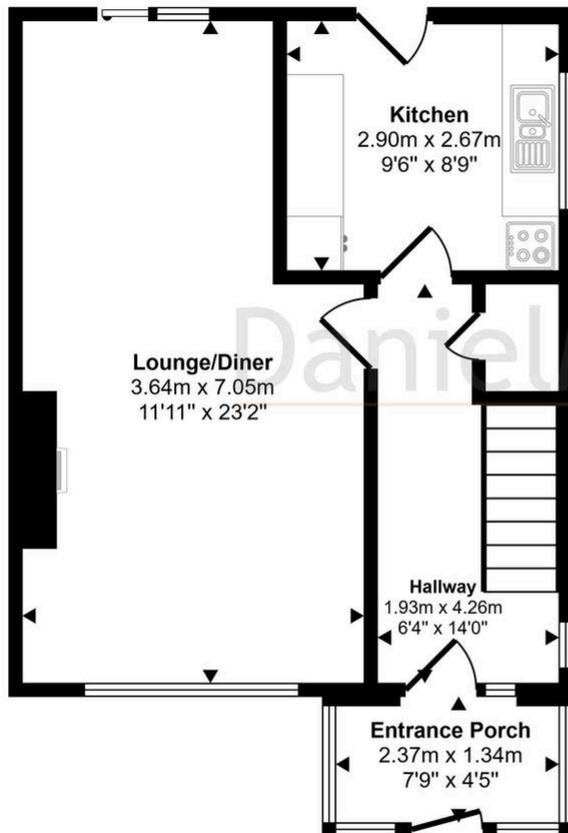
Front Garden

The property is positioned set back from Lewis Avenue, accessed via a generous brick pavia laid driveway, flanked by mature shrubs to one side and a level lawned area. The driveway is enclosed by half height double gates and continues alongside the property to a rear side access gate giving access to the garden and the double doors into the detached garage.





Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 41 sq m / 437 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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