

52 Bowham Avenue
Bridgend, CF31 3PA





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£460,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to welcome to the market this spacious Four-bedroom detached property located in a sought-after road in Bridgend. Within walking distance to the Town Centre, Train Station, Newbridge Fields and Brynteg School.

Accommodation comprises; entrance hallway, kitchen/diner, utility room, lounge, study & WC. First floor landing, master bedroom with en-suite, three further double bedrooms and a 5-piece family bathroom. Externally enjoying a private tarmac driveway leading to an integral double garage with manual up and over door and lawned front and rear gardens with a raised patio area. EPC Rating "D".

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 21.2 miles
- M4 (J36) 3.0 miles

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a partially glazed composite door with matching side panels adjacent into a generously sized entrance hallway with a quarter turn carpeted staircase to the first floor landing and carpeted flooring. Doors leads off into the ground floor cloakroom fitted with a 2-piece white suite comprising; low level dual flush WC and wall mounted sink inset within vanity unit, tiled flooring and an obscured glazed window to the side elevation.

The lounge is accessed via glazed double doors into a generously sized lounge with a uPVC window to the front elevation, carpeted flooring, ample space for living room furniture and uPVC sliding doors leading out to the rear garden.

The study is a further versatile reception room with sliding doors leading out to the rear garden and carpeted flooring.

The kitchen/Diner has been fitted with a range of wall and base units with roll top laminate wood effect work surfaces. Integral appliances to remain include; 'Electrolux' oven and grill with 4-ring electric hob and a dishwasher. Further features include; glass splashback, a uPVC window to the rear elevation, laminate tiled effect flooring, a uPVC window to the side elevation and ample space for dining furniture. Internal access to double garage. The utility room features the 'Ideal' central heating boiler, ceramic floor tiles, a uPVC window to the rear elevation with partially glazed side door leading out to the rear of the property.

FIRST FLOOR

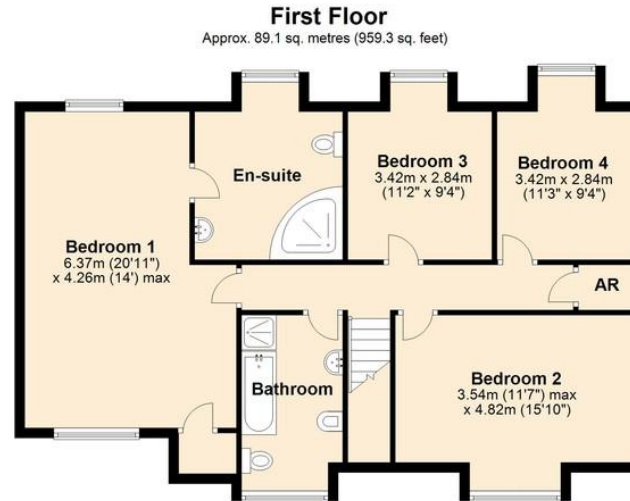
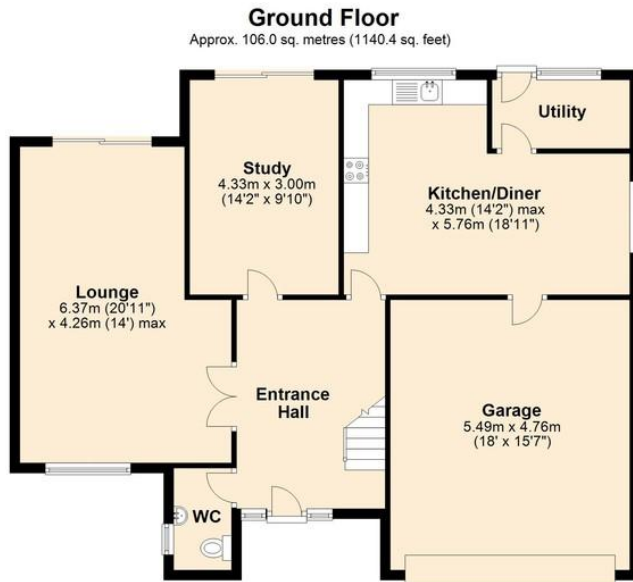
The first floor landing is accessed via a carpeted staircase and offers a loft hatch and a built-in airing cupboard housing the hot water cylinder with shelving above.

The master bedroom is a sizeable double bedroom with dual aspect views to the front and rear elevations, ample space for freestanding bedroom furniture and built-in eaves storage cupboards. Door leads into a spacious en-suite bathroom comprising; corner bath, low level WC, pedestal wash-hand basin, vinyl flooring and uPVC window to the rear elevation.

Bedroom Two is a further double bedroom with a uPVC window to the front elevation, carpeted flooring and ample space for bedroom furniture. Bedrooms Three and Four offer uPVC windows to the rear elevation and carpeted flooring.

The family bathroom has been fitted with a 5-piece 'Avocado' suite comprising; low level WC, panelled bath, an enclosed shower cubicle, pedestal sink and bidet. Further features include a uPVC obscured glazed window to the front elevation and vinyl flooring.





Total area: approx. 195.1 sq. metres (2099.7 sq. feet)

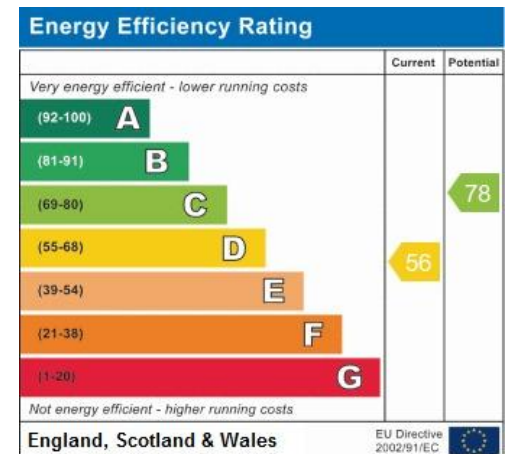
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

The property benefits from a substantial private tarmac driveway leading to an integral double garage with manual up and over door. To the front of the property is a lawned garden with mature shrubs and trees. Access to the side of the property can be gained via a garden gate into an enclosed and south facing rear garden. The garden is predominantly laid to lawn with a raised patio area and houses a variety of mature shrubs and trees and benefits from surrounding hedgerow.

SERVICES AND TENURE

All mains services connected. Freehold.





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