

8 Priory Road, Bridgend - CF31 3LA

Bridgend

£299,950

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Introducing this three bedroom traditional semi detached house comprising, reception room 1/bedroom 4, open plan lounge/kitchen/diner, utility, three bedrooms, family bathroom, enclosed rear garden, two multi purpose garden rooms with two shower rooms and off road parking

Situated within the sought after 'South side' of Bridgend and within easy walking distance of the town centre giving access to the mainline train station, bus station, retail and food outlets. Oldcastle primary school, Bridgend College and Brynteg Secondary schools are close by.

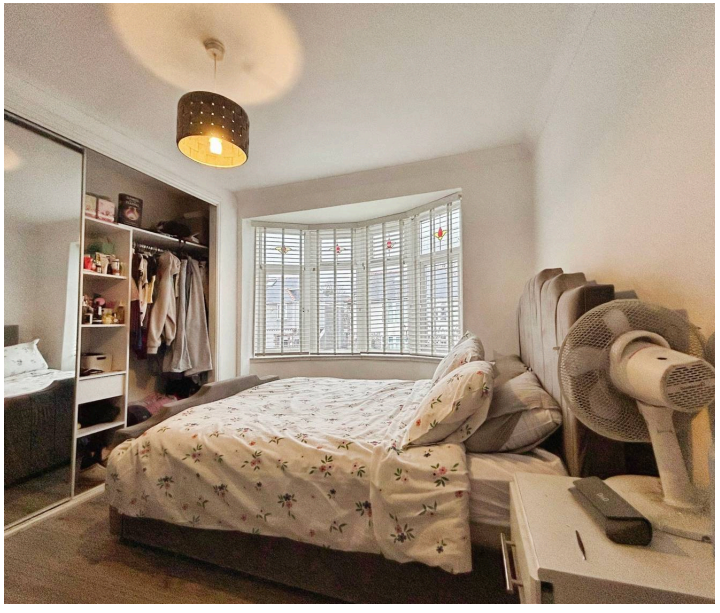
- Traditional three bedroom semi detached house
- Open plan lounge/kitchen/diner
- Utility
- Low maintenance rear garden/Off road parking
- Two multi purpose garden rooms with two shower rooms
- Reception 1 / Bedroom 4
- EPC D/Council Tax D

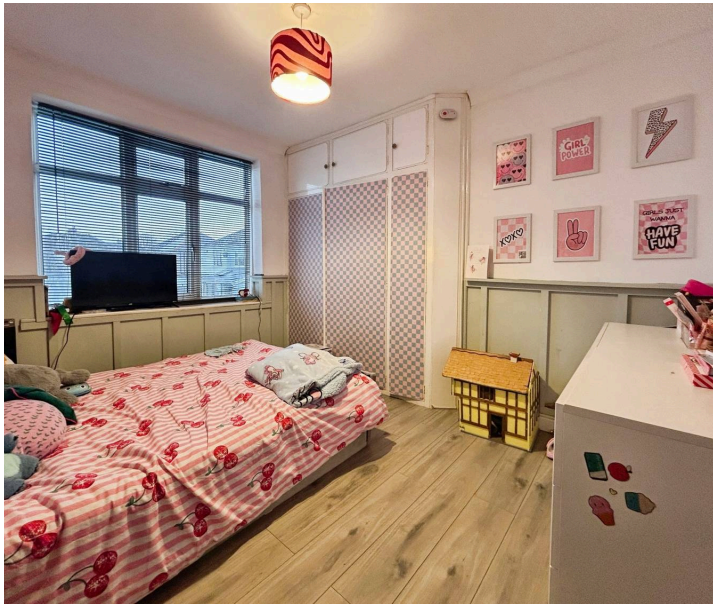












Entrance

Via PVCu part glazed door leading into the hallway finished with skimmed and emulsioned ceiling and walls, centre light, coving, skirting, radiator and grey wood effect laminate flooring. Stairs leading to first floor. Under stair storage.

Reception 1 / Bedroom 4

11' 7" x 10' 2" (3.53m x 3.11m)

Skimmed and coved ceiling, centre light, emulsioned walls with picture rail, large PVCu bay window overlooking the front of the property with stained glass top, chimney breast and luxury vinyl herringbone flooring.

Open plan lounge/kitchen/diner

3.10m x 5.98m(10' 2" x 19' 7") Lounge/diner. Skimmed ceiling with inset spotlights, lantern light, emulsioned walls, radiator, chimney breast with working log burner, skirting, French doors leading out to the rear garden with additional side opening windows and a continuation of the light grey laminate flooring. 3.10m x 1.89m (10' 2" x 6' 2") Kitchen. Skimmed ceiling, inset spot lights, emulsioned walls, skirting and a continuation of the laminate flooring. PVCu window overlooking the side of the property. A range of modern sage wall and base units with complementary quartz design work surface with matching up stand. Built in single oven, electric hob, stainless steel extractor fan and stainless steel splash back. Full height radiator. Built in sink with chrome swan neck mixer tap. Opening into utility area.

Utility
2.37m x 1.10m (7' 9" x 3' 7") Skimmed ceiling, inset spot lights, emulsioned walls, radiator, frosted glazed window overlooking the side of the property, frosted PVCu part glazed door leading out to the rear garden and a continuation of the flooring. Complementary work surface. Space to house washing machine, dishwasher, tumble dryer and fridge/freezer.

First floor landing
Via dog leg staircase. Skimmed ceiling, centre light, access to loft, emulsioned walls, large PVCu window overlooking the side of the property, skirting and fitted carpet. Original 1940s style doors lead off.

Bedroom 1
3.24m x 3.31m (10' 8" x 10' 10") Skimmed and coved ceiling, centre light, emulsioned walls, PVCu bay window with fitted blinds to remain overlooking the front of the property, skirting, radiator and grey laminate flooring. Built in mirrored wardrobes to remain.

Bedroom 2
2.90m x 3.36m (9' 6" x 11' 0") Skimmed and coved ceiling, centre light, emulsioned walls with half height panelling, PVCu window overlooking the rear of the property and grey laminate flooring.

Bedroom 3
1.89m x 2.27m (6' 2" x 7' 5") Skimmed and coved ceiling, centre light, emulsioned walls, radiator, PVCu bay window with fitted blinds to remain overlooking the front of the property, skirting and a continuation of the laminate flooring. Built in storage.

Family bathroom
1.95m x 2.21m (6' 5" x 7' 3") Skimmed ceiling with inset spot lights, extractor fan, PVCu frosted glazed window overlooking the rear garden, full height radiator, wall mounted mirrored cabinet, fully tiled walls and flooring. Three piece suite in white comprising low level WC, vanity sink unit with chrome mixer tap and storage below, slipper bath with freestanding chrome swan neck tap.

Outside
The private low maintenance rear garden is bounded by decorative fence panels, grey Indian sandstone patio ideal for garden furniture, raised planter and artificial grass. Multi purpose garden rooms. Wooden gated access to the front of the property. The front of the property is bounded by part low dwarf wall/ part featherboard fencing with off road parking for two/three cars.

Multi purpose garden room
2.76m x 3.20m (9' 1" x 10' 6") Via PVCu door from the garden. The multi purpose room is finished with skimmed ceiling, inset spot lights, emulsioned walls, power points, skirting and grey laminate flooring. 0.99m x 2.83m (3' 3" x 9' 3") Shower room finished with plasterboarded walls, consumer unit and chrome towel rail. Three piece suite comprising low level WC, pedestal wash hand basin with chrome mixer tap and shower tray with respatex walls and electric wall mounted shower.

Additional garden room
3.53m x 4.28m (11' 7" x 14' 1") Multi use space accessed via PVCu door leading from the garden. Skimmed ceiling, inset spot lights, emulsioned walls, wall mounted radiator, skirting and grey laminate flooring. A range of white high gloss wall and base units with complementary work surface. Extractor fan. Space for fridge/freezer. Outdoor lighting. En-suite shower room finished with skimmed ceiling, inset spot lights, emulsioned walls and tiled flooring. Three piece suite comprising low level WC, wall mounted vanity sink unit with tiling to splash back, enclosed shower cubicle with tiled walls and wall mounted electric shower.

Additonal storage
Accessed via garage door, storage space and window overlooking the side.

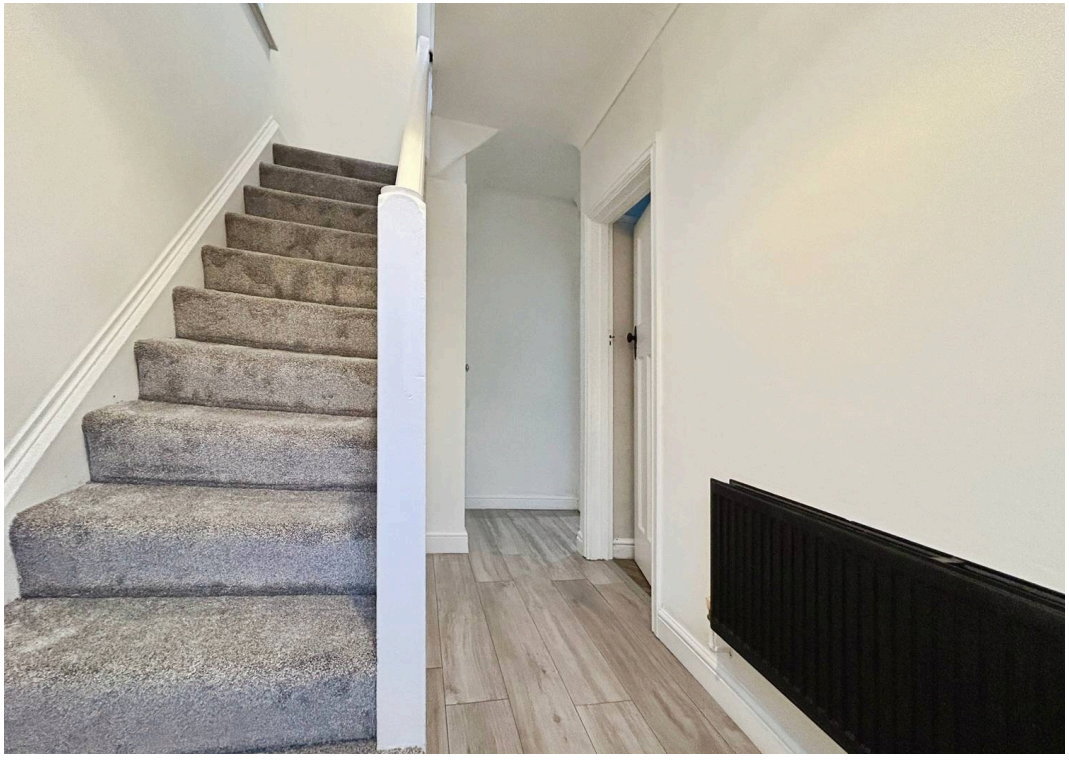








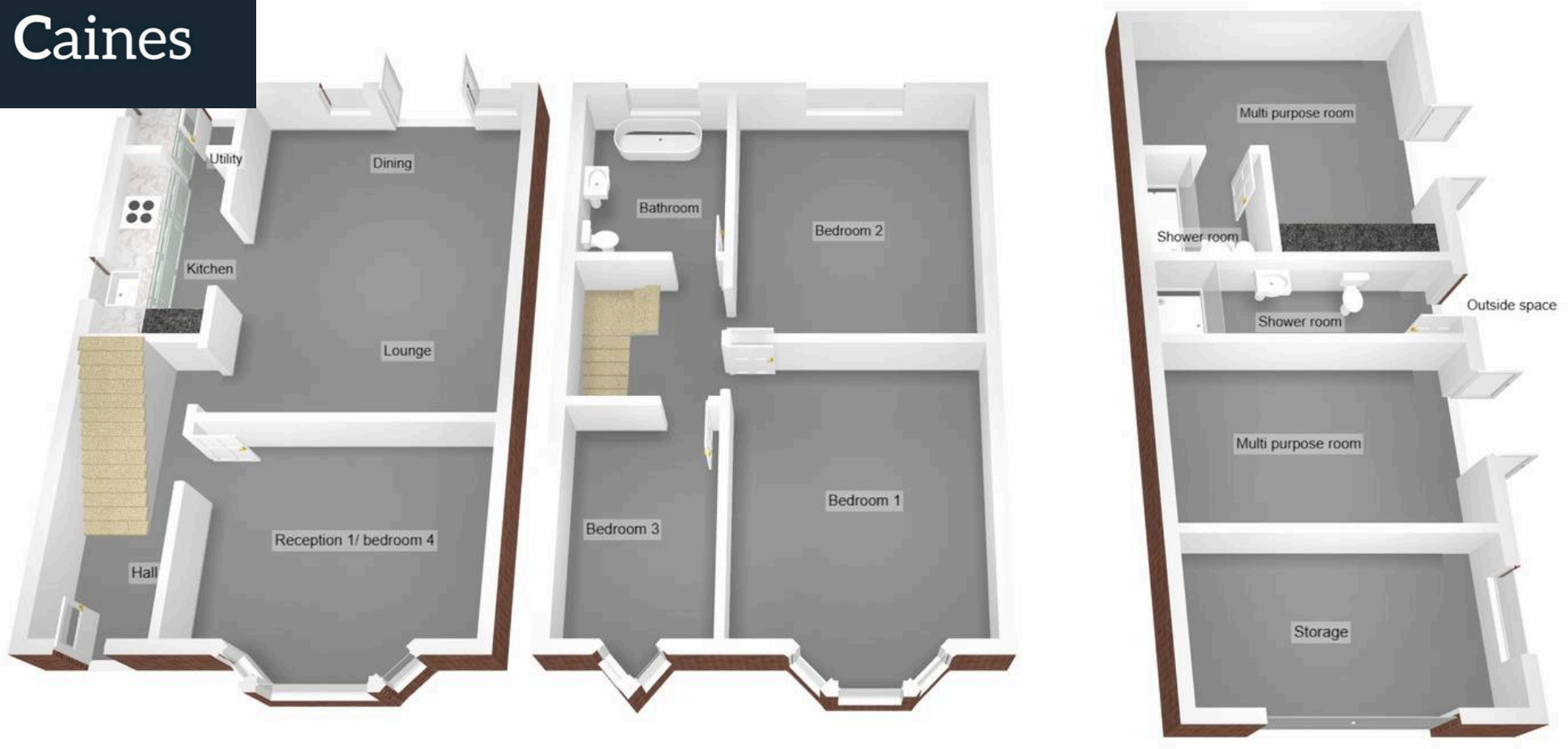







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