

Jewell
Caines



60 Picton Gardens, Bridgend – CF31 3HJ
Bridgend

£230,000

60 Picton Gardens

Bridgend

Welcome to this inviting three bedroom detached house sold with no ongoing chain. The property features a spacious lounge and dining area, ideal for relaxing evenings or entertaining friends. The master bedroom comes with its own en suite for added privacy and convenience. There are two further well-proportioned bedrooms, offering plenty of flexibility for guests, children, or a home office. The house also benefits from driveway parking and a detached garage (great for storage or keeping your car secure). Inside, you'll find a bright and airy feel throughout, with plenty of potential to add your own personal touches.

Step outside and you'll find a tarmac driveway at the front, providing off road parking which leads up to the detached garage. There's a paved area with decorative stone at the entrance, adding a welcoming touch. A wooden gate at the side gives access to the rear garden, which is designed for low maintenance living. The garden is fully enclosed by a wall, laid mostly to patio with a dwarf wall, and finished with a selection of plants, mature trees and shrubbery. There's also a handy courtesy door into the garage, making life that little bit easier.

- OPEN HOUSE - WEDNESDAY 28TH OCTOBER 5.30 - 7PM
- BY APPOINTMENT ONLY - CALL TO BOOK YOUR SLOT
- Three bedroom detached house
- Master bedroom with en suite
- Driveway parking and detached garage
- Lounge / diner
- Enclosed rear garden





Entrance

Via PVCu glazed door with glazed window to the side and overhead canopy into the entrance hall.

Entrance Hall

Textured and coved ceiling, smoke alarm, emulsioned walls, fitted carpet, radiator, stairs with fitted carpet and handrail leading to the first floor and door leading into the lounge.

Lounge/Diner

4m x 8.70m (13' 1" x 28' 7") narrowing to 2.2m. Textured and coved ceiling, emulsioned walls, fitted carpet, two radiators, PVCu bay window overlooking the front and PVCu sliding patio doors leading out to the rear garden. Door leading into the kitchen and opening into the dining area.

Kitchen

2.30m x 3.30m (7' 7" x 10' 10") Artexed ceiling, vinyl flooring in tile effect, half tiled / half emulsioned walls and radiator. A range of wall and base units with glass display unit with down lights, cornice with down lights above the PVCu window overlooking the rear of the property. Stainless steel sink drainer with stainless steel mixer tap, space for washing machine and freestanding fridge/freezer. Built in oven and grill, four ring stainless steel gas burner with stainless steel extractor above. Door leading into under stairs storage area and PVCu frosted door leading out to the side of the property which leads onto the driveway.



Landing

Via stairs with fitted carpet and balustrade. PVCu window to the side of the property, artexed ceiling, attic hatch, smoke alarm and fitted carpet. Doors leading to three bedrooms, airing cupboard and bathroom.

Bathroom

1.90m x 2m (6' 3" x 6' 7") Artexed ceiling, half tiled / half emulsioned walls, tile effect vinyl flooring, radiator and PVCu frosted window to the rear of the property. Three piece suite comprising pedestal wash hand basin with stainless steel hot and cold taps, low level WC and bath with mixer tap and hand shower attachment. Shaver socket, extractor and wall mounted mirrored vanity unit.

Bedroom 1

2.70m x 3.90m (8' 10" x 12' 10") Artexed ceiling, emulsioned walls, fitted carpet, radiator, PVCu window to the front of the property and door leading to the en suite.

En-Suite

0.90m x 2.70m (2' 11" x 8' 10") max. Artexed ceiling with extractor, half emulsioned / half tiled walls, vinyl flooring in tile effect, PVCu frosted window to the side and stainless steel towel rail. Three piece suite comprising low level WC, vanity unit with porcelain wash hand basin with stainless steel mixer tap, shaver socket and fully tiled shower enclosure with a glass and stainless steel pivot door and electric wall mounted shower with stainless steel shower head and hand attachment.

Bedroom 2

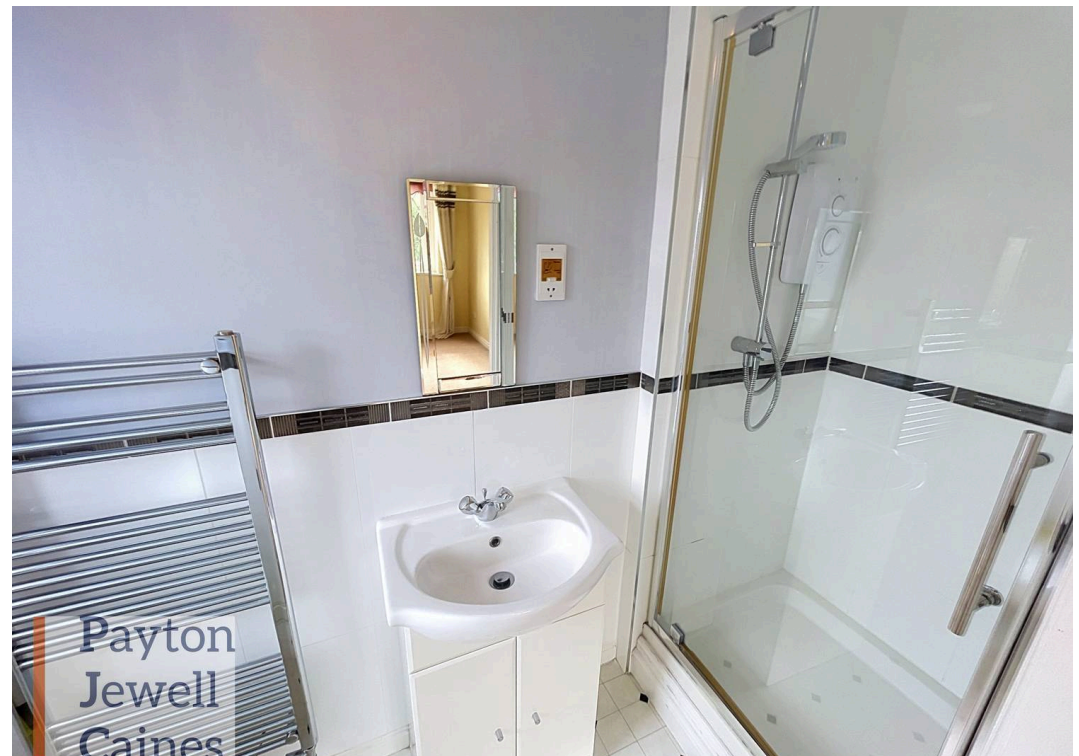
3m x 2.80m (9' 10" x 9' 2") Artexed ceiling, emulsioned walls, PVCu window to the rear of the property, radiator, fitted carpet and wardrobe with sliding door.

Bedroom 3

1.90m x 2.50m (6' 3" x 8' 2") Artexed ceiling, emulsioned walls, PVCu window to the front of the property, radiator and laminate flooring.

NOTE

The furnished photos are produced by AI.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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