

8 Ashgrove, Bridgend - CF31 4EE

Bridgend

Offers in Region of £225,000

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This well-presented three bedroom semi detached house offers an ideal family home, blending comfort with modern convenience. The spacious lounge and dining area provide a welcoming environment for both relaxation and entertaining guests, while the contemporary shower room has been thoughtfully designed to a high standard. Each of the three bedrooms is generously sized, ensuring ample space for family members or guests. The property also benefits from off road parking, adding an extra layer of practicality for busy households.

The large enclosed rear garden is a standout feature, offering plenty of space for children to play or for hosting summer gatherings. There is also scope for keen gardeners to create their own outdoor haven or to add further landscaping features. The front of the property offers additional outdoor space and enhances the overall kerb appeal. This home is perfectly suited for families or professionals seeking a combination of indoor comfort and versatile outdoor living.

- Three bedroom semi detached house
- Large lounge/diner
- Modern shower room
- Off road parking
- Large enclosed rear garden
- EPC-C













Entrance
Via part frosted glazed composite door into entrance hall.

Entrance Hall
Stairs leading to the first floor and doors leading off. Wall mounted radiator and uPVC frosted double glazed window looking to the front of the property. Understairs storage cupboard.

Lounge/Diner
24' 3" x 12' 4" (7.39m x 3.75m)
Feature wallpaper on the two chimney breasts, one housing an electric fire. Two wall mounted radiators and uPVC double glazed windows overlooking both front and back of the property

Kitchen
12' 0" x 7' 5" (3.66m x 2.27m)
Access via hallway. A range of base and wall units in a shaker style cream with roll top laminate work tops. Inset one and a half stainless steel sink, gas hob and electric oven. Two uPVC double glazed windows looking to the side of the property and a frosted uPVC double glazed door leading out the rear garden.

First Floor Landing
Doorways leading to three bedrooms, family bathroom and airing cupboard. Access to the loft. uPVC frosted double glazed window to the side of the property.

Family shower room
7' 11" x 7' 6" (2.42m x 2.28m)
Three piece suite comprising Low level w.c, pedestal sink with chrome taps, walk in shower with glass screen and overhead mixer shower with hand attachment. Wall mounted radiator and uPVC frosted double glazed window to the front of the property.

Bedroom 1
12' 2" x 11' 5" (3.72m x 3.48m)
Wall mounted radiator and two uPVC double glazed windows, one to the front and one to the side of the property.

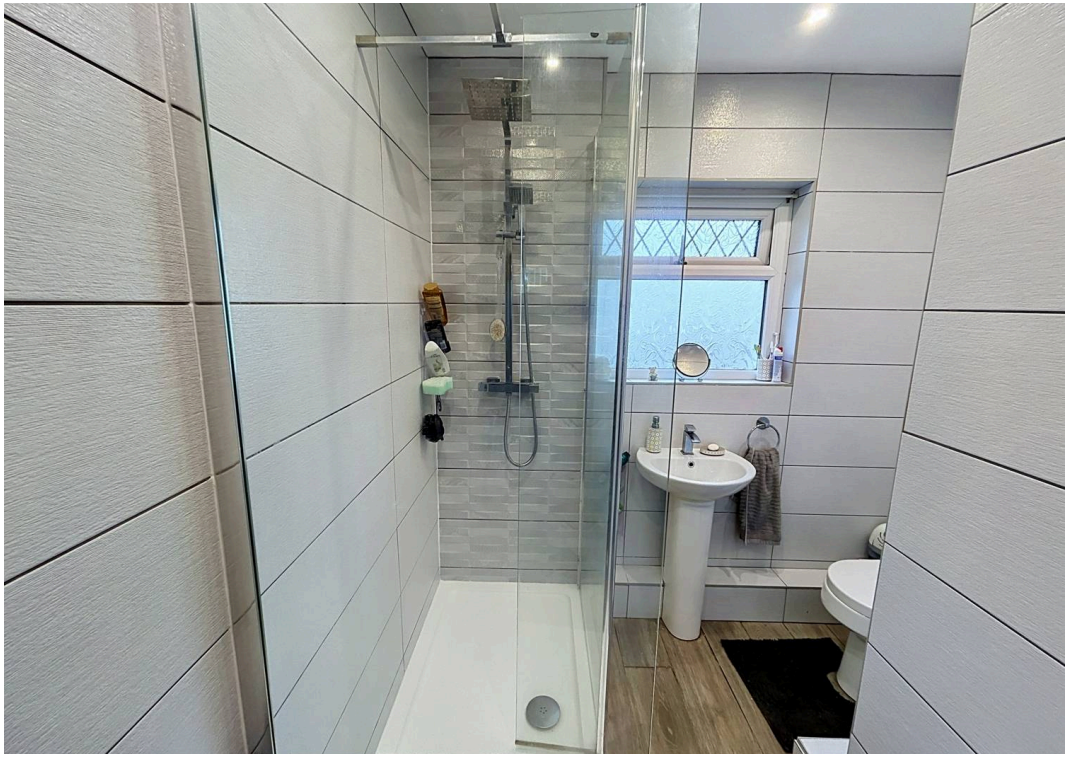
Bedroom 2
12' 6" x 10' 10" (3.80m x 3.29m)
Option for the furniture to remain. Wall mounted radiator and uPVC double glazed window looking to the rear of the property.

Bedroom 3
9' 0" x 8' 10" (2.74m x 2.68m)
Wall mounted radiator and uPVC double glazed window to the rear.

Outside
Off road parking to the front of the property for one vehicle and a well maintained garden. Steps leading to a pathway. Overhead canopy to the front door. Pathway leading to the rear garden. Three separate storage areas with power and lighting. Outside tap. To the rear of the property is a nice sized, enclosed rear garden. Wooden deck area and two further patio areas. Laid lawn with trees and outside lighting.





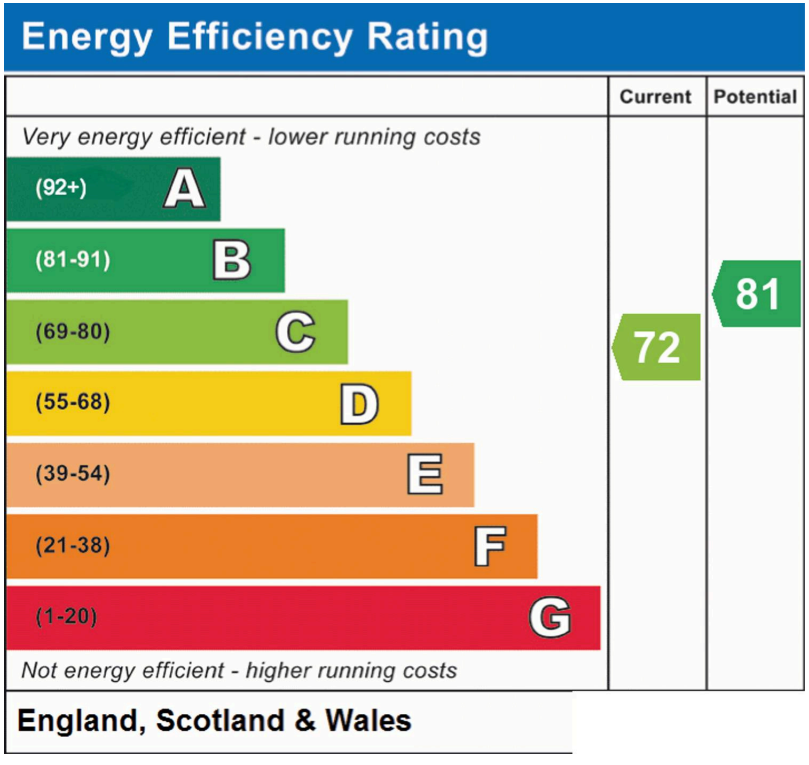



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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
81
England, Scotland & Wales

Payton Jewell Caines



Payton Jewell Caines

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