



17, Shakespeare Avenue
Bridgend, CF31 4RY

Watts
& Morgan

17 Shakespeare Avenue

Bridgend CF31 4RY

£165,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely 2 bedroom semi detached property situated in a popular location in Bridgend. The property is conveniently located just a short walk from local shops and amenities and within walking distance of multiple local schools. Just a short walk from Bridgend town centre and nearby for convenient M4 access to J36. The property comprises an entrance hallway, spacious living room, modern kitchen with access to the rear garden. To the first floor, two good sized bedrooms and a family bathroom with shower. Externally, the property benefits from an enclosed rear garden arranged over two levels, featuring both patio and lawned areas, along with a useful storage shed and a sheltered car port. To the front, a driveway provides off-road parking for multiple vehicles. The property is offered with no onward chain.

Directions

* Bridgend Town Centre - 1.2 Miles * Cardiff City Centre - 26 Miles * J36 of the M4 - 3.5 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a uPVC front door into an entrance hallway, finished with wood flooring and a carpeted staircase rising to the first floor.

Positioned to the front of the property, the spacious living room enjoys a large front-facing window that fills the room with natural light. The room is finished with wood flooring and features a gas fireplace, creating a warm and inviting living space.

The kitchen is located to the rear and benefits from vinyl flooring and two rear-facing windows. It is fitted with a modern range of matching wall and base units complemented by contrasting work surfaces. There is space and plumbing for a washing machine or similar appliance, along with an open storage area. A uPVC door provides direct access to the driveway and enclosed rear garden.

To the first floor, the carpeted landing provides access to two generously proportioned double bedrooms and the family bathroom.

The family bathroom is situated to the rear of the property and is fitted with tiled walls and flooring, along with a modern three-piece suite comprising a wash hand basin, WC, and shower. A rear-facing window provides natural light and ventilation.

Bedroom One is a spacious double room positioned to the front of the property, featuring carpeted flooring, a large front-facing window, and a useful built-in storage cupboard.

Bedroom Two is another well-proportioned double room overlooking the rear garden, complete with carpeted flooring and a rear-facing window.

GARDEN AND GROUNDS

Approached off Shakespeare Avenue, number 17 benefits from a generous front driveway providing off-road parking for multiple vehicles. To the rear, the property enjoys a fully enclosed, private garden arranged over two levels, featuring a combination of patio and lawned areas, as well as a useful storage shed, all enclosed by secure boundary walls. A covered car port is situated at the end of the driveway.

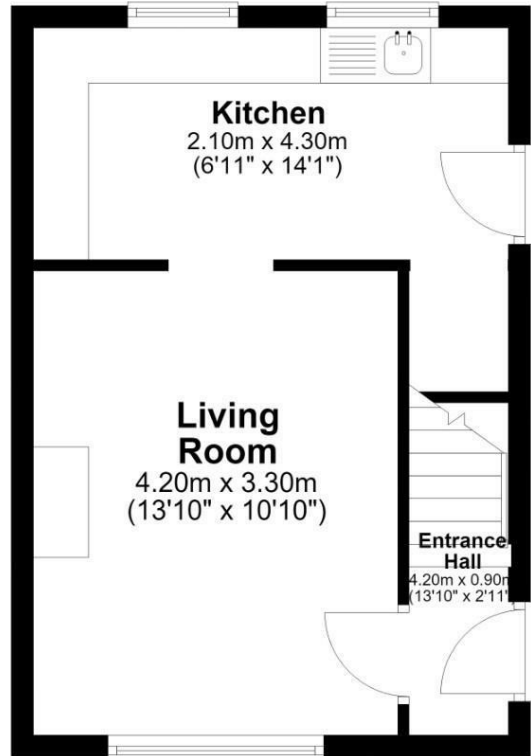
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'B'.



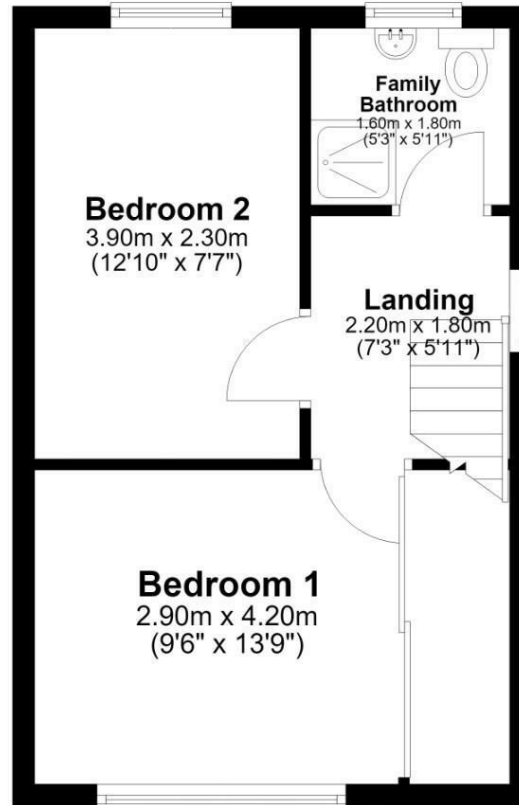
Ground Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

