



36 Bowham
Avenue
Bridgend, CF31 3PA

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36 Bowham Avenue

Asking price **£499,950**

Situated on the highly prestigious and sort after Bowham Avenue on the southside of Bridgend Town Centre, with views overlooking Newbridge Playing Fields is this extended 1930s three story semi detached home.

Stunning 1930s extended, four bedroom, semi detached

Sought-after Bowham Avenue location

Southside of Bridgend Town Centre

Views across Newbridge Playing Fields to the rear

Generous westerly facing rear garden

Four double bedrooms

Contemporary open plan kitchen/family/living space

Generous off-road parking

Garage

Viewings highly recommend





Situated on the highly sought after Bowham Avenue, just a short distance from Bridgend Town Centre with far reaching views across Newbridge Playing Fields is the heavily extended three story, four bedroom semi detached home.

The property is entered via a solid wood door into an entrance hallway with original wood block flooring, staircase rising to first floor landing, PVCu obscure stained glass double glazed window to side, doorways leading to the three main receptions and door to cloakroom. The sitting room has a continuation of the wood block flooring, high ceilings, stained glass bay window to the front and an open fire with timber surround and tiled hearth. The lounge has PVCu double glazed stained window to front, a continuation of the original wood block flooring and fireplace housing cast-iron woodburning stove. The open plan kitchen/family space is a generous extended space. The kitchen has been fitted with a matching range of base and eyelevel shaker style units with square top butchers block worktops over. There is a sunken

Butler sink unit swan neck mixer tap, built-in double oven, four ring gas hob with complimentary extractor hood over, integrated dishwasher, space for fridge/freezer, complimentary kitchen island unit, open plan access to the conservatory, twin Velux windows providing ample natural light, PVCu double glazed window to rear, tiled flooring, recessed spotlights, a feature fireplace with cast-iron woodburning fire, built-in storage cupboard and twin doorways, one leading to a tiled shower cubicle and the other to a utility cupboard. The utility cupboard houses the combination Valiant boiler and plumbing and space for appliance. Tiled flooring leads through into the conservatory area with glass roof, lower dwarf brick wall and PVCu double glazed windows and doors giving access to the westerly facing rear garden.

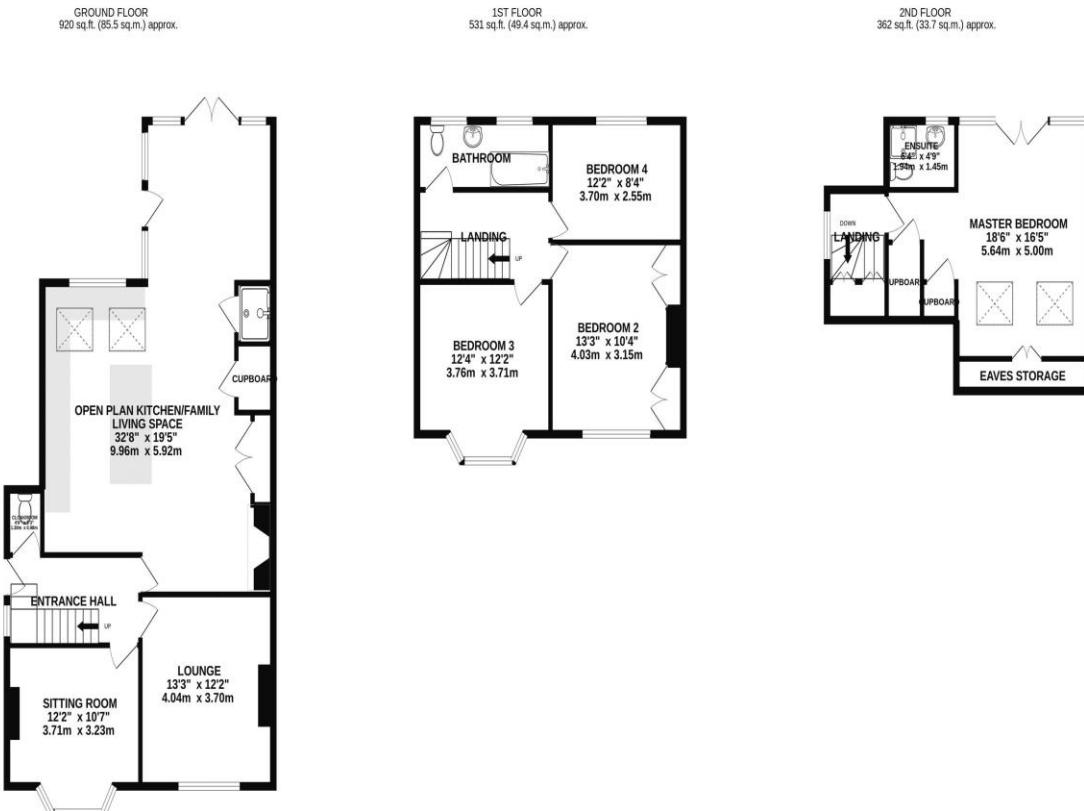
Upstairs to the first floor landing is a PVCu double glazed window to side, staircase rising to the master suite and doorways leading to three double bedrooms and family bathroom. The

bathroom has been fitted with a three piece suite comprising of low-level WC, pedestal wash handbasin and bath with shower over. There is full height tiling to walls, tiled flooring, recessed spotlights and extractor fan. Bedroom four has a PVCu double glazed window to the rear with views over Newbridge Playing Fields and cricket club. The third and second bedrooms are both generous double rooms with the third benefiting from a PVCu double glazed bay window to front and the second with PVCu double glazed window to front and built-in double wardrobes.

Upstairs the second floor landing has PVCu double glazed window to side, twin built-in storage cupboard and door giving access to the master suite. The master suite has a range of built-in wardrobes, Velux windows to the rear, door to ensuite shower room and fantastic French doors wall-to-wall with a Juliet balcony overlooking Newbridge Playing Fields and the woods beyond.

Outside to the front of the property is a generous open plan garden laid to tarmacadam driveway providing generous parking space for many cars. To the side of the driveway continues on to the detached garage with an up and over door. To the rear is a large westerly facing garden with patio, raised timber decking and lawned areas.

Viewings on the property are highly recommended to appreciate the location, aspect and condition on offer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Bridgend Town Centre, travel South along Merthyr Mawr Road taking the first right hand turning onto Bowham Avenue where the property can be found on the right hand side.

Tenure

Freehold

Services

All mains services
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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 RICS

AWAITING EPC

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