



145 Oaklands Road, Bridgend - CF31 4SX
Bridgend

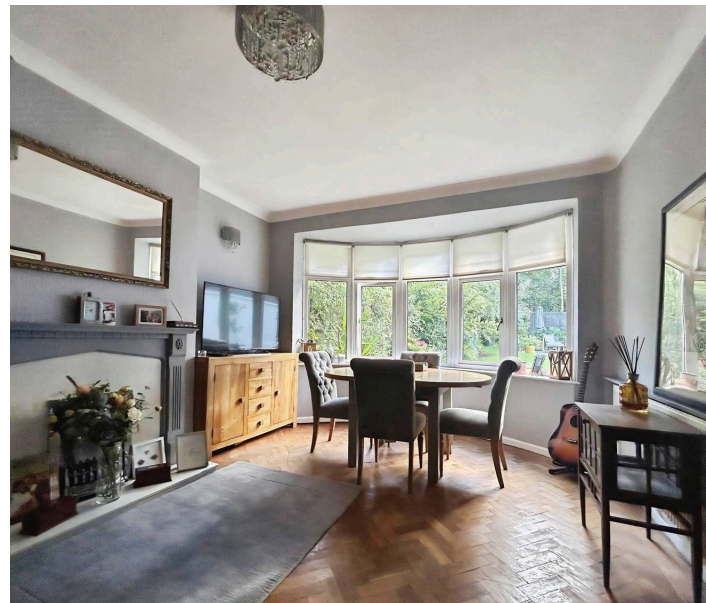
£335,000

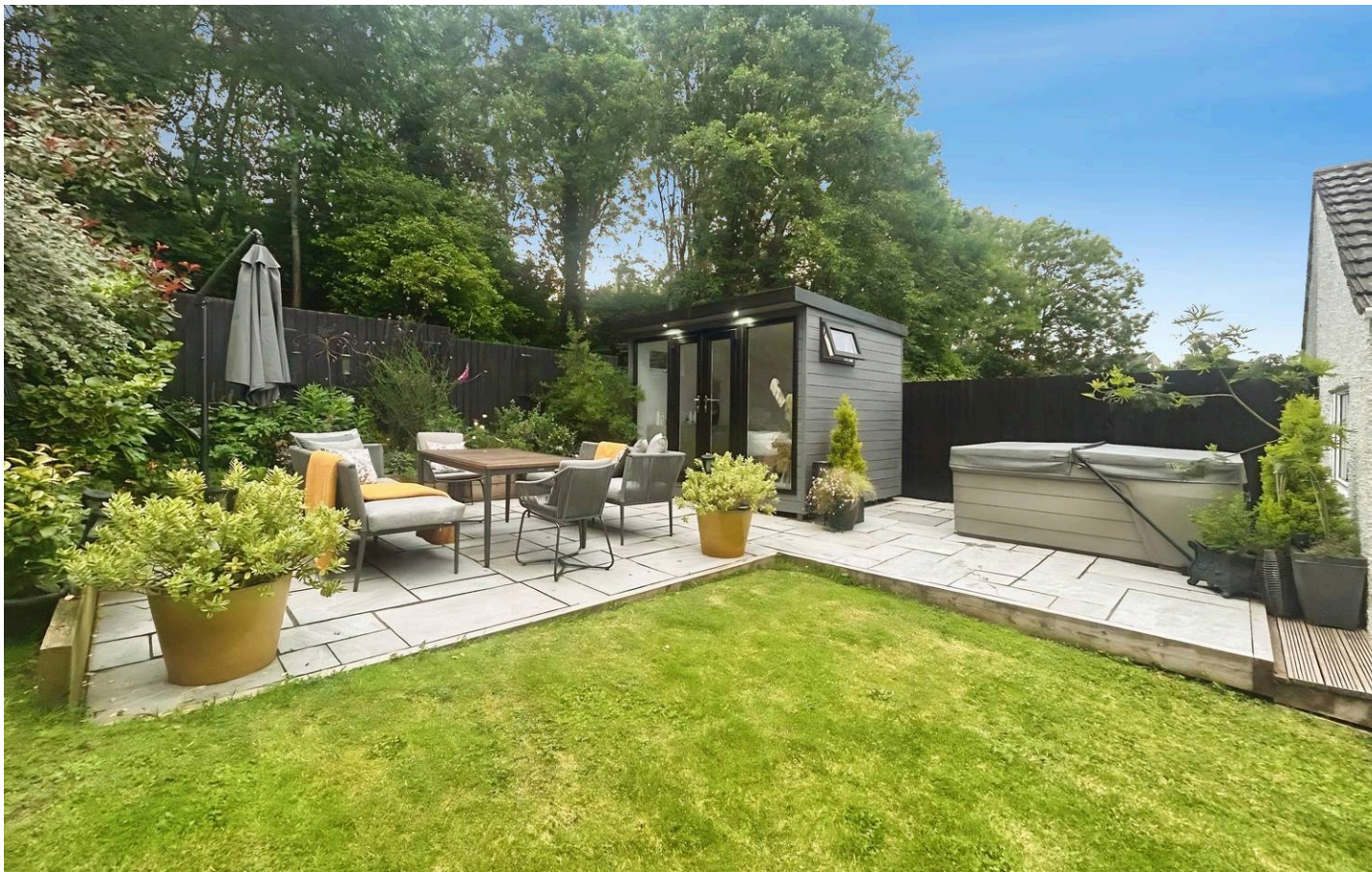
145 Oaklands Road

Bridgend

This spacious three bedroom semi detached house offers a wonderful opportunity for families and professionals seeking a comfortable and versatile home in a highly sought after location. The property is well presented throughout and features two generous reception rooms, providing flexible living and entertaining spaces. The kitchen is complemented by a convenient downstairs WC, while the first floor houses a family bathroom and three well proportioned bedrooms, each offering ample natural light. Thoughtfully designed for every-day living, this home combines practical layout with a welcoming atmosphere. Its position within a popular residential area ensures easy access to local amenities, reputable schools, and excellent transport links.

To the rear, the property boasts an enclosed private garden that backs directly onto tranquil small woodland, offering a peaceful outlook and a sense of privacy that is rarely found. The garden provides a safe and secure environment for children to play or for relaxing with family and friends. At the front, there is off street parking for two to three cars (subject to vehicle size) on a private driveway, ensuring convenience for residents and visitors alike. The outdoor space is both practical and inviting, making this home ideal for those who value both comfort and connection to nature. This is a rare opportunity to acquire a well maintained home with excellent outside space in a popular and established neighbourhood.





- Three bedroom semi detached house
- Two reception rooms
- Enclosed rear garden backing onto woodland
- First floor bathroom and downstairs WC
- Popular location
- Re wired and new boiler with Hive
- Garden room and hot tub
- Planning application granted to extend to the rear

Entrance

To the side of the property via wooden obscured glazed door with side panel of original glass brick.

Entrance hall

Textured ceiling with centre light, smoke alarm, papered walls, skirting, radiator and original parquet flooring. Oak doors leading to the ground floor accommodation and dog leg stairs leading to the first floor.

Downstairs WC

Emulsioned ceiling, part emulsioned / part tiled walls and storage units, radiator, LVT flooring in oak effect and PVCu obscured window to the side of the property. Two piece suite comprising vanity wash hand basin with chrome mixer tap and low level WC.

Reception 1

17' 7" x 11' 6" (5.36m x 3.51m)

Skimmed, emulsioned and coved ceiling, emulsioned walls with wall lights and skirting. Newly fitted cast iron column radiator, continuation of the parquet flooring and large PVCu bay window overlooking the front of the property. Chimney breast with black cast iron open fire with black slate hearth.



Reception 2 / diner

11' 9" x 13' 3" (3.58m x 4.03m)

Overlooking the beautiful rear garden via a large PVCu double glazed bay window and finished with skimmed and coved ceiling, centre light and wall lights, papered walls, skirting, radiator and a continuation of the parquet flooring. Feature chimney breast with painted fire surround and electric fire with light grey back plate and hearth.

Kitchen

11' 9" x 9' 4" (3.58m x 2.84m)

Tongue and groove ceiling, emulsioned walls, centre light, tiled flooring, skirting, radiator, large PVCu window overlooking the rear garden and side PVCu obscured door leading out to the rear garden. A range of wall and base units in beech shaker style with complementary work tops housing a one and half bowl stainless steel sink with chrome mixer tap. Space for washing machine and slim line dishwasher, built in double oven with electric hob and built in extractor fan. Space for full height fridge/freezer.

Landing

Via stairs with fitted carpet. Textured ceiling, loft access with drop down ladder, the attic is fully boarded with power. Papered walls, skirting, fitted carpet, feature light over the stairs with inset spotlights, smoke alarm and large PVCu window providing an abundance of natural light. Airing cupboard with shelving and newly fitted radiator. Oak doors leading off.

Bedroom 1

10' 5" x 12' 8" (3.17m x 3.85m)

Skimmed and emulsioned ceiling and walls, skirting, fitted carpet, centre light, radiator and large PVCu tilt n turn window overlooking the rear garden. Built in wardrobes to remain.

Bedroom 2

12' 4" x 12' 3" (3.75m x 3.73m)

Skimmed and emulsioned ceiling, centre light, papered walls with one feature painted wall, radiator, skirting, fitted carpet and large PVCu tilt n turn window to the front of the property. Door leading into walk in wardrobe which has the potential to be converted to an en suite.

Bedroom 3

11' 8" x 6' 9" (3.56m x 2.06m)

Skimmed and emulsioned ceiling and walls, centre light, PVCu window overlooking the rear garden, radiator, skirting and fitted carpet. Double built in wardrobe to remain.

Bathroom

8' 5" x 8' 3" (2.57m x 2.51m)

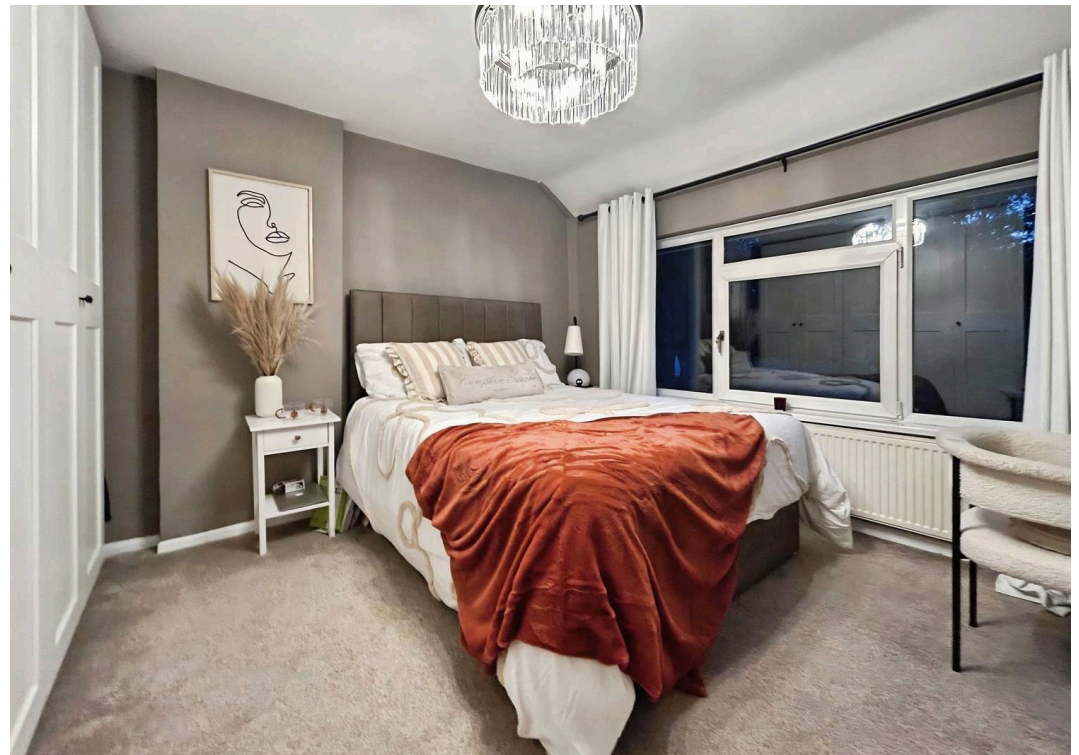
Textured ceiling, centre light, extractor, part emulsioned / part tiled walls, radiator, LVT flooring and two PVCu obscured windows overlooking the side of the property. Four piece suite comprising bath, low level WC and pedestal wash hand basin and shower.

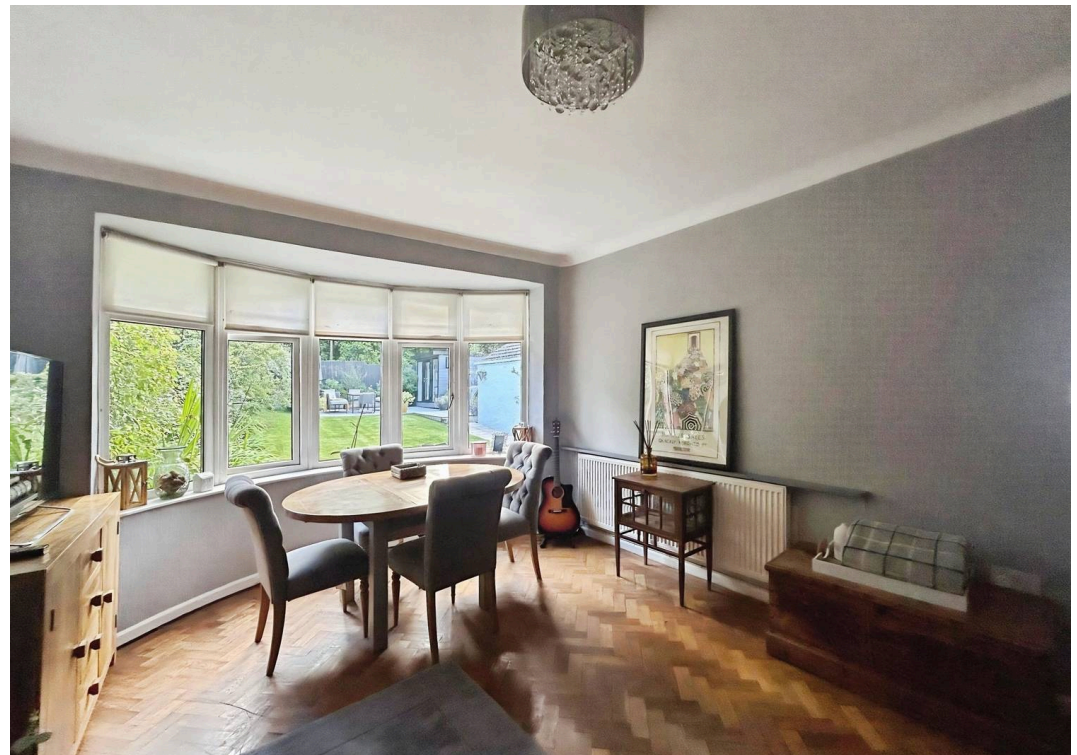
Outside

The front of the property is bound by low block wall, parking for 3/4 vehicles on the hardstanding and concrete areas. Large single garage accessed via an up and over door and courtesy door to the rear garden with power and lighting. The rear garden is enclosed and bound by feather board edging, patio area with path leading to the newly laid patio, laid to grey Indian sandstone, ideal for garden furniture. Raised borders, mature shrubs and woodland to the rear and power. Newly installed 8m x 6m grey composite garden room (currently being used as a beauty room) but can be easily converted to a garden room or bar, insulated and boarded, power and light, vinyl flooring, two PVCu windows and PVCu French doors. Hot tub to remain.

Note

A staff member of Payton Jewell and Caines declares an interest in this property.







Payton Jewell Caines

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