

**hrt**  
herbert r thomas

47 Morfa Street  
Bridgend, CF31 1HD

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## 47 Morfa Street

Asking price **£195,000**

Situated within close proximity to Bridgend Town Centre, schools and transport links is this well presented, four bedroom property.

No chain

Four bedrooms – Three doubles and a single

Walking distance to Bridgend Town Centre

Close proximity to schools, shops and transport links

Westerly facing garden

Good sized reception rooms

Viewings highly recommended









Within walking distance to local school, shops and amenities is this well presented four bedroom property with a lot to offer.

The property is entered via a partially glazed UPVC door into an entrance hallway with staircase rising to the first floor landing, storage cupboard and doorways to the lounge and sitting room. The lounge is a generous sized room with large double glazed bay window to the front. The sitting room is a well proportioned multi functional room with double glazed UPVC window to side and doorway to the kitchen. The kitchen has been fitted with a matching range of base and eye level

units with roll top worktop over. There is a built-in eyelevel cooker, ceramic sink with mixer tap, four ring gas hob with a complimentary extractor fan overhead, double glazed UPVC windows front and rear, partly glazed UPVC door to side giving access to the garden and door to the utility room and WC. The utility room has a matching range of base and eyelevel units with rolltop work space over and an opening to WC.

To the first floor landing there is a staircase rising to the second floor landing and doorways to bedroom three, bedroom four and the family

bathroom. Bedroom three is a generous sized double room with a large double glazed UPVC window to front. Bedroom four is a well proportioned single room which could also operate as a home office. The family bathroom has been fitted with a three piece suite comprising of low-level WC, pedestal wash hand basin and panel bath with shower overhead. There is a storage cupboard housing the combination style boiler, fully tiled walls to wet areas and a large obscure glazed window to rear.

To the second floor landing there are doorways giving access to bedrooms one and two. The Master bedroom is a generous sized double room with large UPVC window to rear overlooking the garden. Bedroom two is another generous sized double room with useful alcove space and a double glazed window to front.

To the front of the property is a small garden laid to patio with pathway leading to the front door. To the rear of the property is a long enclosed westerly facing garden laid mostly to patio.





## Directions

From our office follow the road away from Derwen Road and along Nolton Street bearing left at Wilkinsons and proceed up the hill to the traffic lights where you will turn left onto Tremains Road. At the traffic lights turn right and immediately left and follow this road where Pen y Bont Primary school is located on the right hand side. Follow this road straight ahead onto Morfa Street where the property can be found on the left hand side.

## Tenure

Freehold

## Services

All mains  
Council Tax Band D  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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**The Toll House**, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

47 Morfa Street Bridgend CF31 1HD	Energy rating <b>D</b>	Valid until: 9 January 2032 Certificate number: 8141-2805-7090-2807-1428
Property type	Semi-detached house	
Total floor area	126 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

<https://find-energy-certificates.service.gov.uk/energy-certificates/8141-2805-7090-2807-1428/print/view>

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



