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herbert r thomas

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18 Park Street

Bridgend,
CF31 4AX

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Asking price **£289,950**

Situated on the popular Park Street Bridgend within walking distance to Bridgend Town Centre with close proximity to local transport links and junction 36 of the M4 is this charming four bedroom end terrace property with character features throughout.

Four bedrooms

Five-piece suite family bathroom

Impressive size reception room

Large kitchen/diner

Utility room with WC

Garage

Character property

Walking distance to Bridgend Town Centre

Viewing's highly recommended to appreciate the size of the property

No chain





This charming four bedroom end terrace character property is situated on Bridgend's Park Street, an impressive size throughout and is within walking distance to Bridgend Town Centre and close proximity to local school, shops and amenities.

The property is entered via a composite door into entrance porch with ornate tiled flooring, half tiled walls and a partially glazed wooden door through to the hallway with character features, including high skirting boards and decorative archway. There is a staircase rising to the first floor landing with door to useful storage cupboard and doorways to the lounge/dining area and kitchen/diner.

The lounge/dining area is an exceptionally large room with a large double glazed UPVC bay window to the front, featured fireplace with useful alcoves and glazed wooden doors leading through to the kitchen/diner. The kitchen has been fitted with a matching range of base and eyelevel units with rolled worktop space over, consists of a stainless steel sink with mixer tap, four ring burner gas hob with complimentary extractor fan overhead, eyelevel oven, integral dishwasher, space for fridge, freezer, large dresser with the same matching worktops and storage space. There is fully tiled flooring, large double glazed UPVC windows to the side and rear to allow natural light into the space, ample room for dining furniture and doorway to the utility room. The utility room is fitted with matching worktops, stainless steel sink with mixer tap, plumbing for one appliance, double glazed UPVC window and door to side giving access to the garden and doorway to the cloakroom. The cloakroom has been fitted with a two-piece suite comprising; a low level WC and vanity wash hand basin unit. There is a chrome hand towel rail and also houses the boiler.

To the first floor landing there are doorways to all three bedrooms, family bathroom, storage cupboard and staircase rising to the fourth attic bedroom. The master bedroom is an impressive size double room, two large double glazed UPVC windows to the front, laid to carpet, high skirting boards and coving to ceiling. Bedroom two is another generous size double room laid to laminate flooring with a double glazed UPVC window to the rear. Bedroom three is a well-proportioned size room, laid to carpet with a double glazed UPVC window to the side. The family bathroom has been fitted with a five-piece suite comprising; a low-level

WC, vanity wash hand basin, corner panel bath with shower attachment, shower suite and a bidet. There are fully tiled walls, vinyl flooring and two obscure glazed windows to the rear. The fourth/attic bedroom is a fantastic size double room, laid to carpet with ample storage across the eaves and two storage cupboards with a double glazed UPVC window to front and a Velux window to the rear.

To the front of the property is a good size front garden laid to lawn with gated pathway to the property entrance. To the rear of the property is a fully enclosed low maintenance garden laid to patio with gated side access and access via an external door to the garage which benefits from power and an electric rolling door.

Viewings are highly recommended.





Directions

From Junction 36 of the M4 , follow the signs for Bridgend town centre. Travel along the A4061 across six roundabouts until the first set of lights. Travel straight through the lights with the Coity Castle pub on your left and under the railway bridge. Follow the dual carriageway straight until you come to the next roundabout and bear left onto Tondy Road, the A473. At the next set of lights, turn right onto Park Street where the property will be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

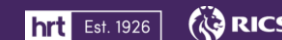
All mains
Council Tax Band E
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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3182L 5:18 PM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
15, Park Street BRIDGEND CF31 1LH	Energy rating E	Valid until: 9 September 2029
		Certificate number: 8902-2006-8029-1297-1115
Property type	End-terrace house	
Total floor area	151 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/for-landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

The graph shows this property's current and potential energy rating.

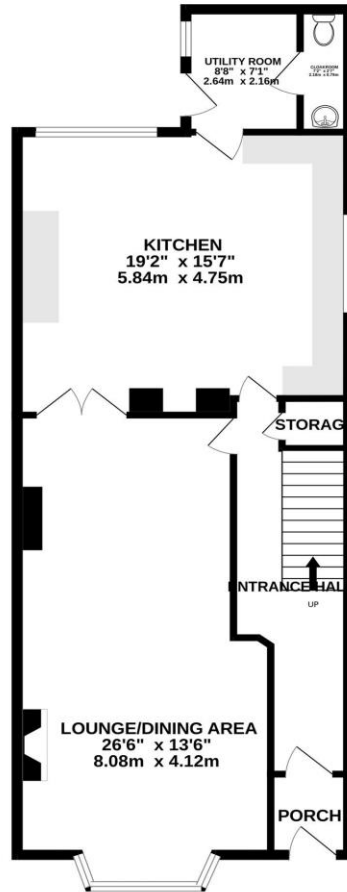
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

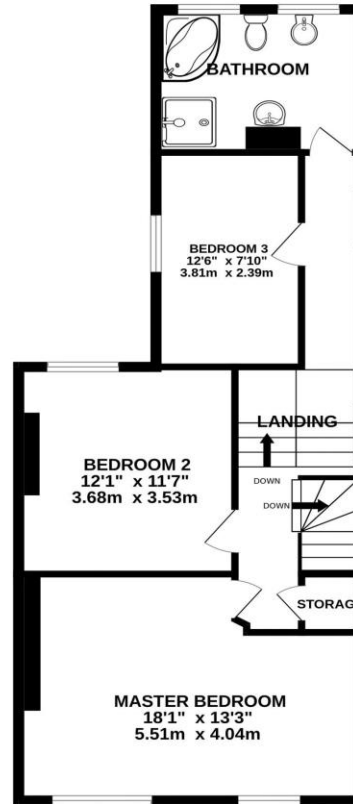
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



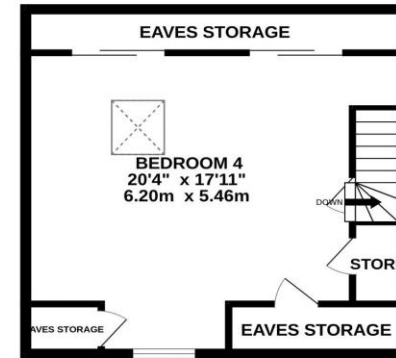
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.

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.

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