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herbert r thomas

80 Park Street
Bridgend, CF31 4BB

hrt.uk.com

80 Park Street

Asking price **£525,000**

This extremely well-presented, Edwardian style four double bedroom semi-detached property boasts lots of original features, a fantastic kitchen/family room, three further reception rooms, downstairs WC, ample off-road parking, landscaped rear garden with garden room/summer house and is situated within close proximity to Bridgend Town Centre and Junction 36 of the M4.



Extended Edwardian style Semi detached property

Beautifully presented throughout

Spacious home with four double bedrooms & additional attic room

Popular location within walking distance of Bridgend town centre

Bespoke, handmade freestanding kitchen with matching island

Three reception rooms

Many original features

Off road parking for multiple vehicles

Impressive garden room/summer house





family
the one that matters

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Situated on the popular Park Street within close proximity to Bridgend Town Centre and junction 36 of the M4 Motorway is this extended four double bedroom semi-detached property which benefits from lots of original features, three reception rooms and ample off road parking.

The property is entered via a porch with decorative tiled flooring and solid wooden entrance door leading into the hallway. The impressive entrance hall is laid to herringbone wood flooring with feature stained glass window and a beautiful traditional oak staircase rising to the first floor landing. There are doorways leading to the lounge, dining room and sitting room/study along with a cupboard accessing the under stairs storage cupboard. The lounge is positioned to the front of the property with a feature fireplace with woodburning fire. The original herringbone block flooring continues from the hallway and the room is framed by a large, picturesque window with boxed window seat and wooden shutters. The sitting room/study is also laid to herringbone block flooring and has a feature fireplace and a large decorative bay window. The traditional features of the high ceilings and picture rails continue through the dining room which is finished beautifully with quarry tiled flooring, feature fireplace and French doors leading out to the rear garden. The kitchen/family room is laid to tiled flooring with a step up to the kitchen area. The bespoke kitchen was designed and supplied by 'The Olive Branch' and is a beautiful range of handmade, freestanding units allowing the freedom of changing the layout to your desirability. The solid wood units come complete with oak work surfaces, matching island counter with contrasting granite work top and is finished off with Farrow and Ball 'railings' Double Belfast sink with Swan neck mixer tap. Space for a six-burner gas hob, range cooker and an American fridge/freezer. There are fitted cupboards, one of which houses the wall hung combi boiler and an opening into a utility area which has plumbing for appliances and a bi-fold door leading to the cloakroom. The cloakroom has been fitted with a two-piece suite comprising: WC and wash hand basin. French doors from the kitchen lead out onto the garden.

The first floor landing is laid to carpet with a window to the side allowing lots of natural light to pour through. The split-level landing has steps leading down to the rear bedroom, a doorway leading to the attic room,

handy storage area with window to the side and doorways leading to all the remaining double bedrooms and the family bathroom. The main bedroom is located to the front of the property with exposed, painted wooden floorboards. The generous sized double room benefits from high ceilings, large window to the front, space for wardrobes and doorways to a storage cupboard and ensuite. The fully tiled ensuite has been fitted with a three-piece suite comprising WC, walk-in shower and wash hand basin. Bedroom two is another generous sized double room with high ceiling, laid to carpet and boasts a feature Bay window facing the front of the property. Bedroom three is a double room with high ceiling, laid to carpet and window to the rear overlooking the rear garden. Bedroom four is a double room located at the back of the property benefitting from a high pitched ceiling with inset spot lighting, built-in wardrobe and storage drawers, fitted to carpet and window overlooking the rear garden. The family bathroom has been fitted with a three-piece suite comprising: WC, L shaped panel bath with a waterfall tap and thermostatic shower over and wash hand basin. Laid to tiled flooring and a chrome hand towel rail. To the top floor is the attic room which is a good-sized space with Velux window and is ideal as a playroom or multi purposes.

To the front of the property is a stone wall opening up an interlocking brick driveway allowing off- road parking for multiple vehicles. Mature trees and shrubs frame the property. Side access. The rear of the property has been beautifully landscaped. There is a patio area leading from the property with steps to the elevated garden which is laid to lawn. To the rear of the garden, approached by a decorative pathway, is an impressive cabin/summer house fully equipped with power and light. Originally a double garage and workshop, the building has been transformed into a spacious garden room which offers a secluded lounge area along with a generous playroom which also could be used for a home office or gym. There are bi-fold doors opening onto a patio area with plenty of furniture opportunity.

Viewings are highly recommended to appreciate the charm, location and size of this beautiful home.





Tenure

Freehold

Services

All Mains
Council Tax Band F
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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.

Viewing strictly by appointment
through Herbert R Thomas

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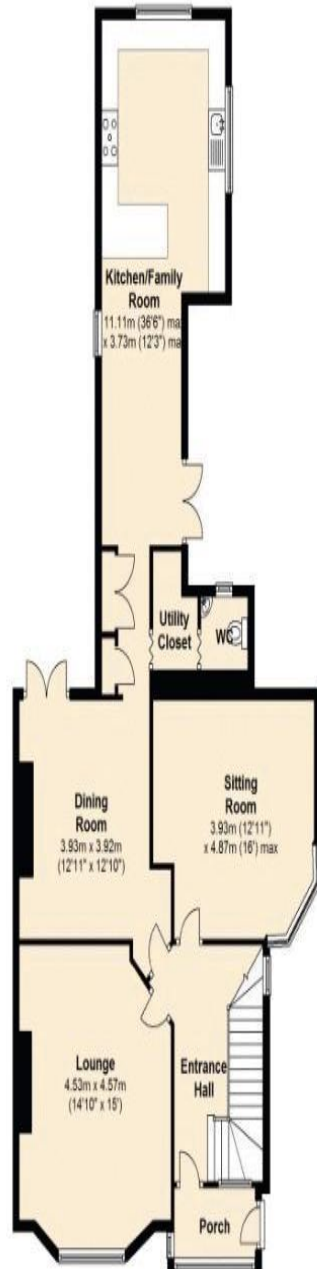
AWAITING EPC

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

Approx. 106.4 sq. metres (1145.5 sq. feet)



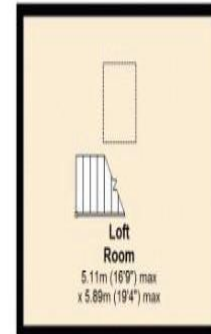
First Floor

Approx. 94.0 sq. metres (904.3 sq. feet)



Second Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 220.5 sq. metres (2373.6 sq. feet)

