



**hrt**

herbert r thomas

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20 Park Street

Bridgend,  
CF31 4AX

## 20 Park Street

Asking price **£285,000**

Situated in the popular Park Street is this spacious four bedroom townhouse benefitting from two reception rooms, kitchen/breakfast room, utility room, garage, off-road parking and within walking distance to Bridgend Town Centre and transport links.

Well-presented four bedroom townhouse

Two reception rooms

Kitchen with separate utility room

Two bathrooms

Garage

Off-road parking

Popular Park Street location

Within walking distance to Bridgend Town Centre

Close proximity to local transport links

Viewings highly recommended





This well presented four bedroom townhouse benefitting from two reception rooms, kitchen/breakfast room, utility room, four bedrooms, garage, off-road parking and situated within close proximity to Bridgend Town Centre, local shops, schools and transport links. The property is entered via a PVCu double glazed door which opens into a porch area before entering the hallway. The hallway has a featured stained glass, tiled flooring, the original staircase leading to the first floor with a handy storage cupboard underneath and doorways leading to two reception rooms and the kitchen. The lounge is situated at the front of the property and benefits from wooden floorboards and a traditional bay window overlooking the front garden. The dining room lies in the middle of the property and offers bespoke shelving built into the alcoves and continues the traditional feel with the wooden floorboards. The kitchen has been fitted with a beautiful country style kitchen. The modern design comes complete with base units, matching island/breakfast bar, space for a range cooker and a bespoke window seat and built in shelving areas. There is a separate utility room which is generous in size and houses the fridge/freezer, dishwasher and washing machine with plenty of space for storage or other appliances. A small passageway leads to a ground floor bathroom which has been fitted with a three piece suite comprising; a panelled bath with shower overhead, a pedestal wash hand basin and a WC. The walls are part tiled, laid to vinyl flooring and an obscured window to the rear.

To the first floor there are two double bedrooms, family bathroom and a home office/snug. The main bedroom is positioned to the front of the property and is generous in size. It spans the full width of the house with two windows, exposed floorboards and plenty of room for bedroom furniture. Bedroom two is a further double bedroom with exposed wooden floorboards and a window overlooking the rear garden.

The family bathroom has been fitted with a three piece-suite comprising; panelled bath, combination unit with wash hand basin and a WC. The walls are part tiled, there is a window to the side and exposed wooden floorboards. The room to the rear of the property is a handy space that could be designated as a home office or snug. The room allows access to the balcony via PVCu double glazed doors. The balcony is decked and surrounded by wrought iron railings. There is a set of steps to the rear leading down onto the courtyard garden/driveway. A staircase leads to the second floor with has a low pitched roof with a skylight window and leads to two further bedrooms.

Bedroom three is the larger of the two with a pitched roof, access to under eaves storage and a window to the front. Bedroom four also has storage access in the eaves and offers space for a single bed with a window to the rear.

To the front of the property there are steps leading to a lawned garden and a pathway leading to the front door. To the rear of the property is a low maintenance courtyard and provides off-road parking for one vehicle. Steps from the drive lead down to the lower courtyard area and a metal staircase allows access to the balcony. The garage has access via the lane behind, it is brick built with an up and over door and benefits from power and light.

Viewings highly recommended.





### Tenure

Freehold

### Services

All mains

Council Tax Band E

EPC Rating

### 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 Tondur 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.

Viewing strictly by appointment  
through Herbert R Thomas

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**AWAITING EPC**

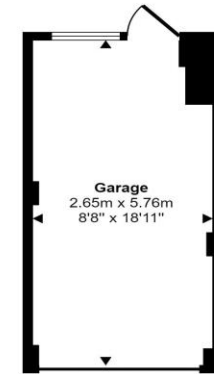
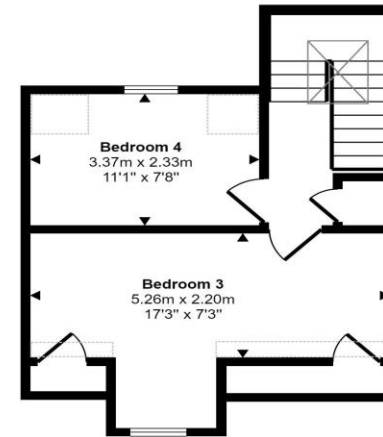
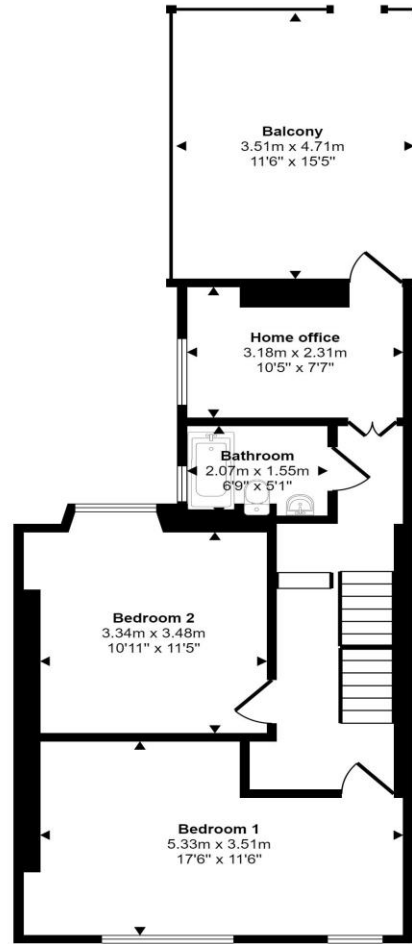
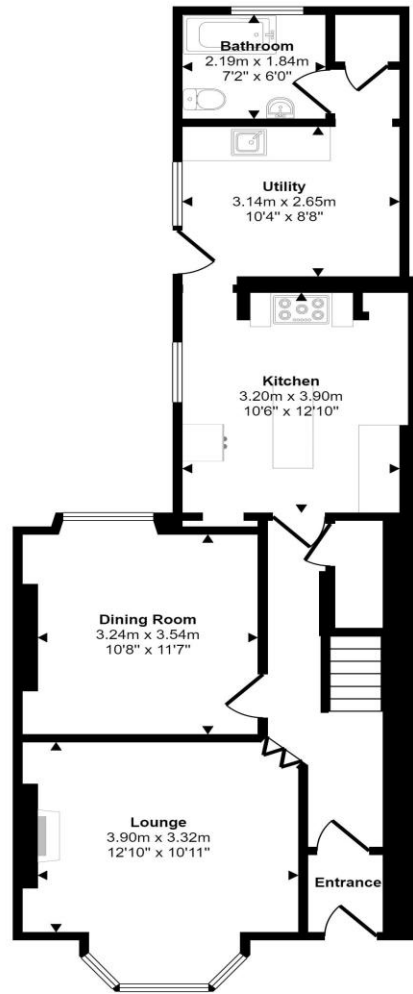
**hrt** Est. 1926



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.



Approx Gross Internal Area  
175 sq m / 1882 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

