



hrt

herbert r thomas

hrt.uk.com

41 Park Street

Bridgend, CF31 4AX

41 Park Street

Asking price **£185,000**

Situated within walking distance to Bridgend Town Centre is this solid stone three bedroom terraced property with two reception rooms, two garages, enclosed rear garden and selling with no on-going chain.

Spacious three double bedroom stone built property

Within walking distance of Bridgend Town Centre and all local amenities

Two reception rooms

Four piece family bathroom

Solar panels and air source heating system

Two garages to the rear via lane access

Enclosed rear garden

No ongoing chain





Selling with no on-going chain is this three bedroom terraced property with two reception rooms, two garages, enclosed rear garden and situated in the popular Park Street of Bridgend within close proximity to Bridgend Town Centre, local schools and amenities.

The property is entered via a UPVC double glazed door leading into entrance porch with a wooden door leading through to the hallway with staircase rising to the first floor landing and doorways to the lounge and the second reception room/dining room.

The lounge is positioned at the front of the property with feature fireplace with alcoves to each side offering built-in storage, laid to carpet and a window to the front. The second reception room/dining room has a stone built feature fireplace with an open

fire and alcoves to each side, a small storage area under the stairs, window to the rear and a doorway with steps leading down to the kitchen/diner. The kitchen has been fitted with a range of cream shaker style base, wall and drawer units with wooden work surfaces over comprising; 1 1/2 bowl sink unit with mixer tap, space for a range cooker, fridge/freezer and an integrated dishwasher. There are windows to the side and rear, spotlights to the ceiling, laid to tiled flooring, space for a dining table and doorway leading to a utility area. The utility area has a polycarbonate roof and door allowing access to the rear garden. The room has space for multiple appliances and plumbing for a washing machine.

To the first floor landing there are doorways leading to storage cupboard, all three double bedrooms and the family bathroom. The master bedroom is a double room to the front of the property with a window to the front and laid to carpet. Bedroom two is to the rear of the property, also a double room, fitted to carpet with window overlooking the garden and the woodland beyond. Bedroom three is a double room positioned to the front of the property with window to the front and fitted to carpet. The family bathroom is accessible down a small set of steps fitted with a four-piece suite comprising; panelled corner bath with off tap shower attachment, separate shower cubicle with an electric shower, pedestal wash handbasin and WC. The walls are partly covered in PVC shower board, window to the side, laid to vinyl flooring and there is a storage cupboard which houses the water tank. The ceiling is pitched and skimmed.

To the rear of the property is a fully enclosed garden laid to lawn with a pathway allowing access to a rear gate. There are two single garages accessible via a lane behind.

Viewings are highly recommended.



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.





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 as indicated by our for sale board.

Tenure

Freehold

Services

Water Electric Air source heating system
Council Tax Band C
EPC Rating D

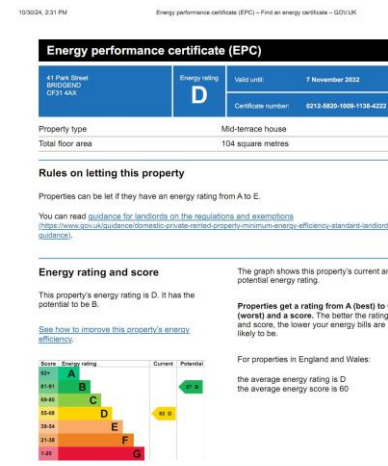
Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**



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.

