



**hrt**  
herbert r thomas

69 Park Street  
Bridgend, CF31 4AX

[hrt.uk.com](http://hrt.uk.com)

## 69 Park Street

Asking price **Offers in  
Excess of £700,000**

A generous characterful five bedroom, four story property located on a large corner plot in the sought-after Park Street, within close proximity to Bridgend Town Centre and Newbridge Playing Fields.

Elegant four-story period property

Generous enclosed corner plot

Rear parking via electric gated driveway

Detached double garage

Landscaped and manicured gardens

Five bedrooms

Flexible living accommodation with  
potential for an annex

Four reception rooms

Convenient location within close  
proximity to Bridgend Town centre,  
railway station

Viewing is highly recommended





Conveniently located on the sought-after Park Street is this stone built semi detached property within close proximity to Bridgend Town Centre that offers a full range of shops and amenities. The property is less than a mile from the main line (Swansea to London) railway station, bus station and has good commuter links via Junction 36 of the M4.

The property is a substantial four story home that offers flexible and generous living accommodation. An external porch opens into an L-shaped hallway with double return staircase rising to the second floor landing. To the front of the property is a large kitchen fitted with a modern kitchen with solid stone worktops and kitchen island with twin windows to the front. The dining room has a large skylight, exposed stone walls and window to the side. the Lounge has a generous bay window and further Pvcu window to the rear, The rear lobby has two built-in cupboards housing a combination boiler and offers access to the rear garden. From the hallway a staircase leads down to ground floor accommodation comprising of sitting room with

study area, cloakroom, utility and a wine cellar/storeroom.

On the second floor are too generous double bedrooms. Bedroom Two has twin windows to the front. Bedroom one has a bay window to the rear. Bedroom five is currently utilised as a walk-in wardrobe with a window to front. The shower room has been fitted with a three-piece suite with full height tiling to walls and window to the rear.

Upstairs to the third floor are two further double bedrooms and a family bathroom. The bathroom

has been fitted with a three-piece suite comprising of bath, pedestal wash and basin and WC.

The property is located on a generous corner plot that has been professionally landscaped to provide a multitude of usable space including - floating seat with fire pit, professional hand made gazebo seating area/out door cinema, hot tub area and raised deck.

To the rear of the property is a double driveway accessed by state of the art electric gates, providing ample parking ahead of the detached double garage.





## Tenure

Freehold

## Services

All mains  
Council Tax Band F  
EPC Rating E

## 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. 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 left hand side as you approach the property.

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926



11/02/2023 2:08 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
20, Park Street BRIDGEND CF31 1LH	Energy rating <b>E</b>	Valid until 3 October 2028	Certificate number 8435-7526-3275-9897-3982
Property type	Semi-detached house		
Total floor area	256 square metres		

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/landlords-lets-lets-registered>).

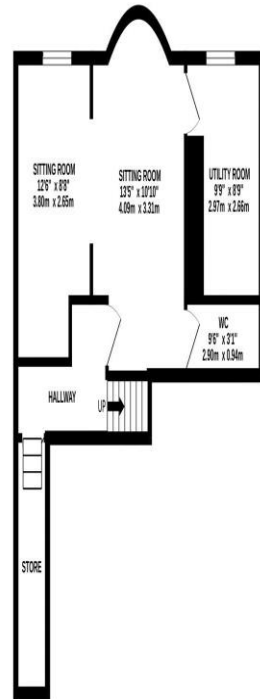
**Energy efficiency rating for this property**  
This property's current energy rating is E. It has the potential to be C.

**The graph shows this property's current and potential energy efficiency.**  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.  
For properties in England and Wales: the average energy rating is D, the average energy score is 69.

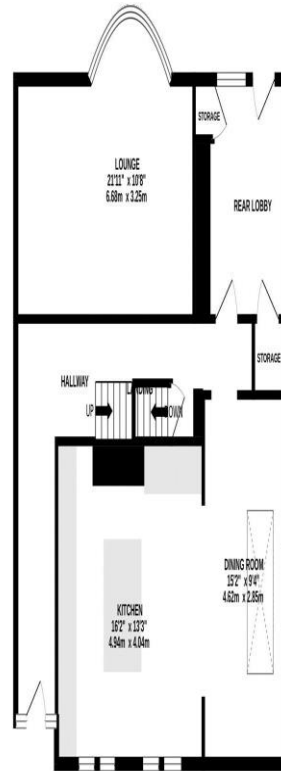
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



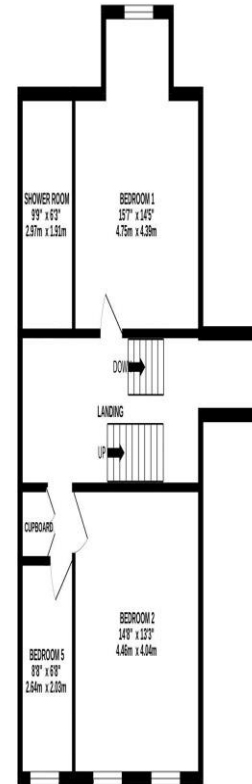
LOWER GROUND FLOOR



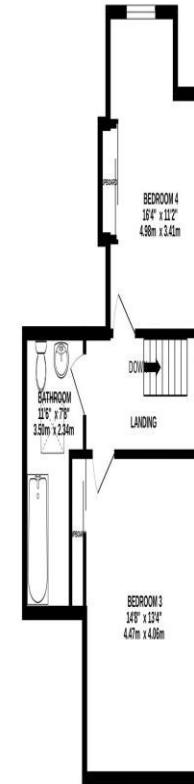
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

