



39, Park Street
Bridgend, CF31 4AX

Watts
& Morgan



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**** PRICE GUIDE £210,000 -£220,000**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

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Offering to the market a well presented and extended 3 double bedroom end of terrace property situated within walking distance of Bridgend Town Centre. Located conveniently for the town centre itself with local transport links, shops, amenities and schools. Accommodation comprises; entrance hall, lounge, dining room, sun-room and kitchen. First floor; 3 generous double bedrooms and a family bathroom. Externally offering rear lane access with an off-road parking space, two gated off-road parking spaces and a well maintained rear garden. EPC Rating; 'D'

Directions

* Bridgend Town Centre - 0.1 Miles * Cardiff - 22.6 Miles *
J36 of the M4 - 2.6 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door into the entrance hallway with laminate flooring and carpeted staircase up to the first floor.

To the front of the property is the main living room. It is a generous sized reception room with windows overlooking the front with bespoke shutters fitted and a central feature multi-fuel burner set on a tiled hearth with a brick surround. The living room benefits from continuation of laminate flooring.

The dining room is a great sized second reception room with laminate flooring, built-in storage and leads into the sun-room with ample space for freestanding furniture. The sun-room has tiled flooring and double doors opening out onto the rear garden.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled splash-backs, tiled flooring and a window overlooking the rear garden. Appliances to remain include the freestanding 'Flavel' oven with grill and gas hob and slimline dishwasher. Space is provided for a freestanding fridge/freezer and a washing machine. The kitchen also houses the 1-year old gas combination boiler.

The First floor landing offers laminate flooring and access to the loft hatch.

Bedroom one, situated to the front of the property, is a generous sized double bedroom with laminate flooring, windows overlooking the front.

Bedroom two is a second double bedroom with carpeted flooring and windows to the front.

Bedroom three is a superb sized L-shaped double bedroom with laminate flooring window to the rear and a dressing area with space for wardrobes.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and a wash hand basin. With tiled flooring, tiling to the walls and a window to the rear.

GARDENS AND GROUNDS

Approached off Park Street, no. 39 benefits from rear access with off-road parking for one vehicle with an electric roller shutter gate opening into two further gated off-road parking spaces. To the rear of the property is a well maintained garden laid with patio and a section laid with artificial grass perfect for outdoor furniture.

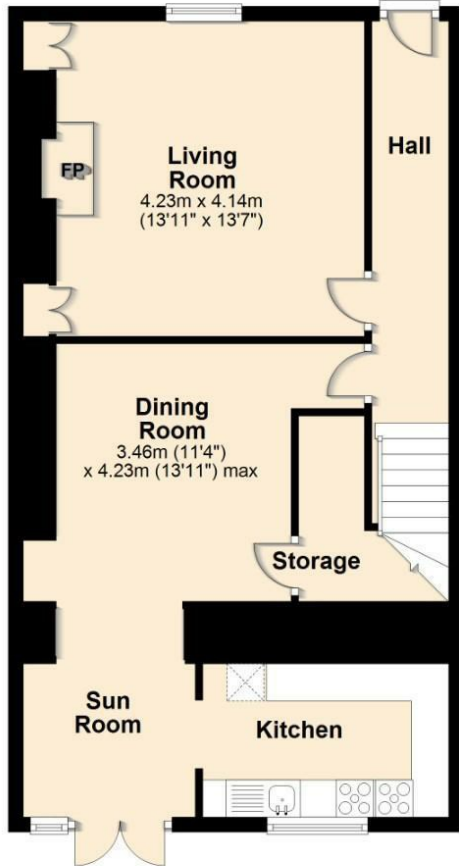
ADDITIONAL INFORMATION

Freehold. All mains services connected. Council Tax is Band 'C'. EPC Rating; 'D'.



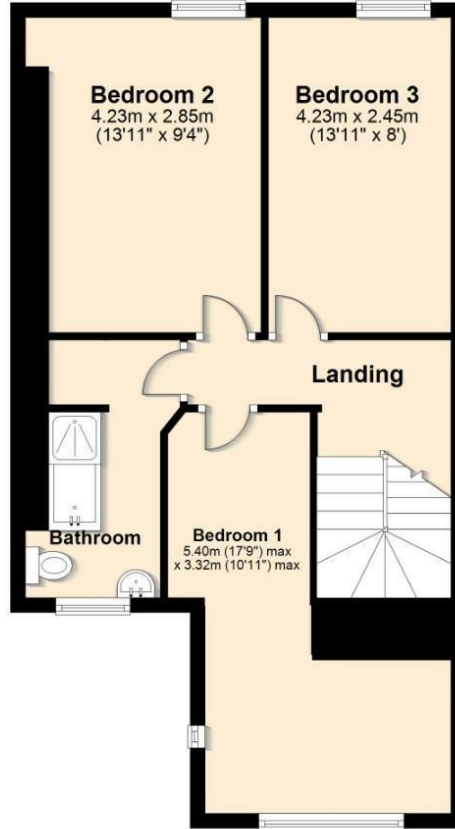
Ground Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.1 sq. feet)

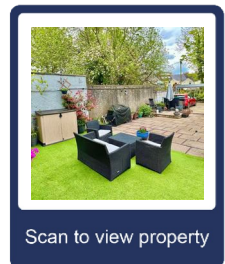


Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales	EU Directive 2002/91/EC	





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