



42, Mackworth Street
Bridgend, CF31 1LP

Watts
& Morgan



42, Mackworth Street

Bridgend CF31 1LP

£180,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

New to the market an ideal first time purchase being sold with no onward chain. A spacious newly renovated three bedroom mid-terraced property situated within walking distance to Bridgend Town Centre with local transport links, shops, amenities and close proximity to Junction 36 of the M4. The accommodation comprises of entrance hall, lounge, sitting room, kitchen/breakfast room, utility. First floor landing, three good size bedrooms, study and a modern bathroom. Externally enjoying on-road parking to the front and a rear enclosed garden. Chain Free. EPC Rating "D"

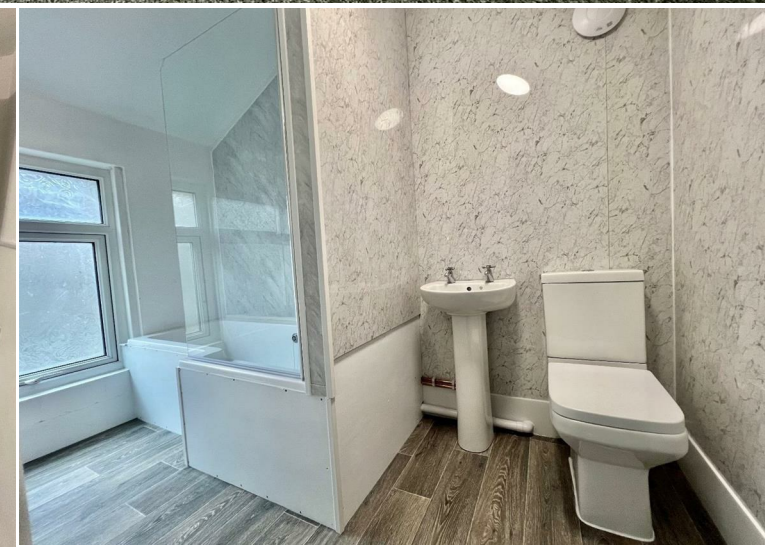
Directions

* Bridgend town centre - 0.2 Miles * Cardiff city centre - 20.0 * J36 of the M4 - 3.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a uPVC door into the entrance hallway with laminate flooring and staircase to the first floor. To the front of the property is the sitting room it is a great size reception room with carpeted flooring and windows to the front. The lounge benefits from laminate flooring, media with alcove for TV and window to the rear. There is also under-stairs storage.

The kitchen/breakfast room has been fitted with base units with complementary work surfaces over with vinyl flooring, window to the side and a door leading out to the utility area. There is an alcove for a freestanding fridge freezer, space for washing machine or dishwasher and there is an integrated 4-ring gas hob with oven, grill and extractor fan. Space is provided for a breakfast table. The utility area has vinyl flooring, ample space for appliances and a door leading out to the rear garden.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom one is a spacious double bedroom with carpeted flooring and window to the front. Bedroom two is a second double bedroom with carpeted flooring and window to the front. Bedroom three is a great size third bedroom with alcove for wardrobes and window to the front.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and glass screen, WC and wash-hand basin with panelling to the walls and window to the rear. The study/walk-in dressing room has carpeted flooring, light and space for furniture.

GARDENS AND GROUNDS

Approached off Mackworth Street No.42 has on-road parking to the front. To the rear is a fully enclosed garden predominantly laid to lawn with an outdoor patio area ideal for outdoor furniture.

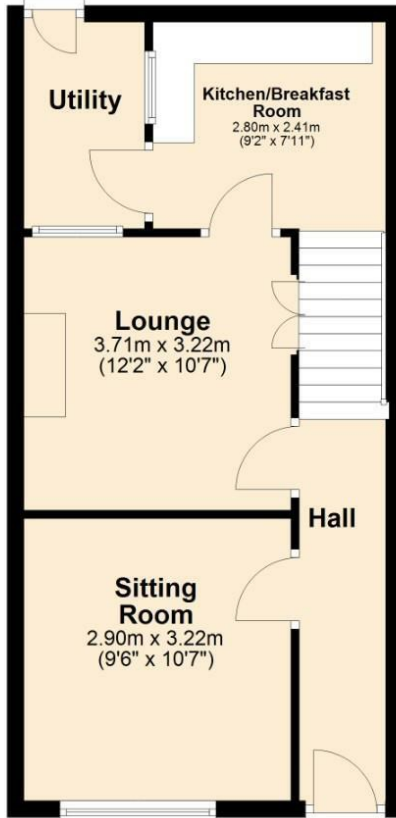
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "B".



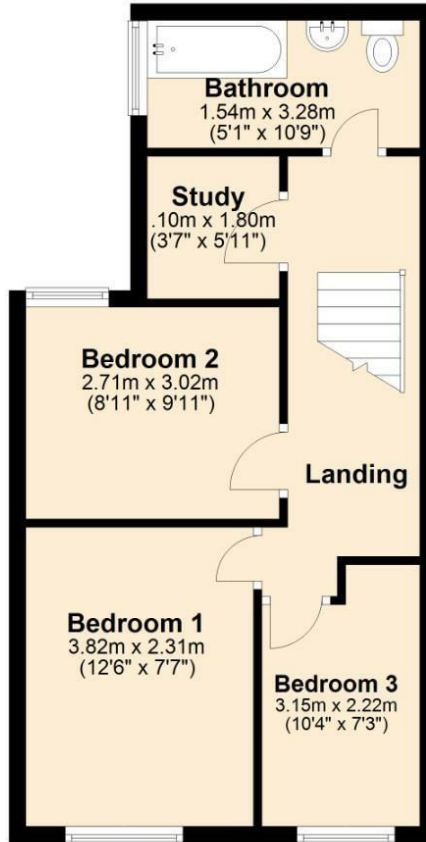
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)

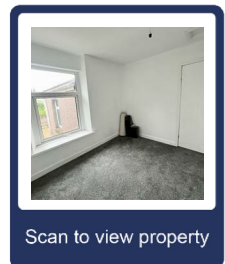


Total area: approx. 81.6 sq. metres (878.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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