



Bryn Derwen, 82, Park Street
Bridgend, CF31 4BB

Watts
& Morgan



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£489,950 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious five bedroom traditional family home located on Park Street. Built in 1906. The property has been modernised by the current owners whilst maintaining many original features. Within walking distance of Bridgend Town Centre, Newbridge Fields and Bryntirion Comprehensive School. Accommodation comprises; porch, entrance hallway, lounge, sitting room, dining room, open plan kitchen/breakfast room, utility, and downstairs shower room. First floor landing with large storage room, four double bedrooms, a single bedroom and a 3-piece family bathroom with separate WC. Externally the property enjoys generous front and rear landscaped gardens; and off-road parking for four vehicles to the rear. EPC Rating; 'D'.

Directions

* Bridgend Town Centre - 0.8 Miles * Cardiff Centre - 22.0 Miles * J36 of the M4 - 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door into a welcoming porch with tiled flooring and windows to the front. There is an internal door leading into the main hallway with original Herringbone flooring, a carpeted staircase leads up to the first floor with understairs storage cupboard and a feature window to the side. To the front of the property is the main living room. It is a generous reception room with continuation of original Herringbone flooring, large angled-bay windows over-looking the front garden and exposed tiled chimney with a wood burning stove fitted on a slate hearth. The sitting room is a superb second family room with original Herringbone flooring, open tiled chimney with wood burner and angled windows to the side.

The dining room is a versatile third reception room with Herringbone flooring, windows to the rear and exposed original fireplace with tiled chimney and wood burner fitted. There is also bespoke built-in storage. The open plan kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a central island, windows over-looking the rear garden and ample space for a freestanding dining table. Integrated appliances include; 5-ring gas hob with eye-level double oven/grill, fridge, dishwasher and one and a quarter stainless steel sink with drainer. Features LVT flooring throughout and a door leads into the utility and ground floor shower room.

The utility has bespoke built-in storage cupboards and space and plumbing is provided for multiple appliances and space for a freezer. A PVC door leads out to the rear garden.

The ground floor shower room is fitted with a 3-piece suite comprising of a double walk-in shower enclosure with glass door, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the rear.

The first floor landing offers carpeted flooring, a window to the side aspect and access to the loft hatch. Bedroom one is a superb sized main bedroom with carpeted flooring and large bay window to the front. Bedroom two is a second double bedroom with carpeted flooring and a window to the rear. Bedroom three is a third double bedroom with carpeted flooring and windows to the rear. Bedroom four is a fourth double bedroom with exposed floorboards and a large bay window to the rear. Bedroom five is a single bedroom or versatile study with carpeted flooring and windows over-looking the front. The bathroom is fitted with a 3-piece suite comprising of a bath with over-head shower and glass screen, WC and a bidet. With vinyl flooring, tiling to the walls and a window to the rear. There is a separate WC. There is a large storeroom off the landing with plumbing connected, potential for an additional bathroom.

GARDENS AND GROUNDS

Bryn Derwen is set back off Park Street, accessed via a wrought iron gate onto a lovely south-facing front garden which features established borders. A block paved pathway leads down the side of the property. The private landscaped rear garden offers a patio area - ideal for garden furniture; and a footpath leads to a raised lawned section with mature shrub borders. There is a timber gate to the rear which leads to the off-road parking. The parking is accessed from a private road off West Road, offering a hard-standing for approx. four vehicles.

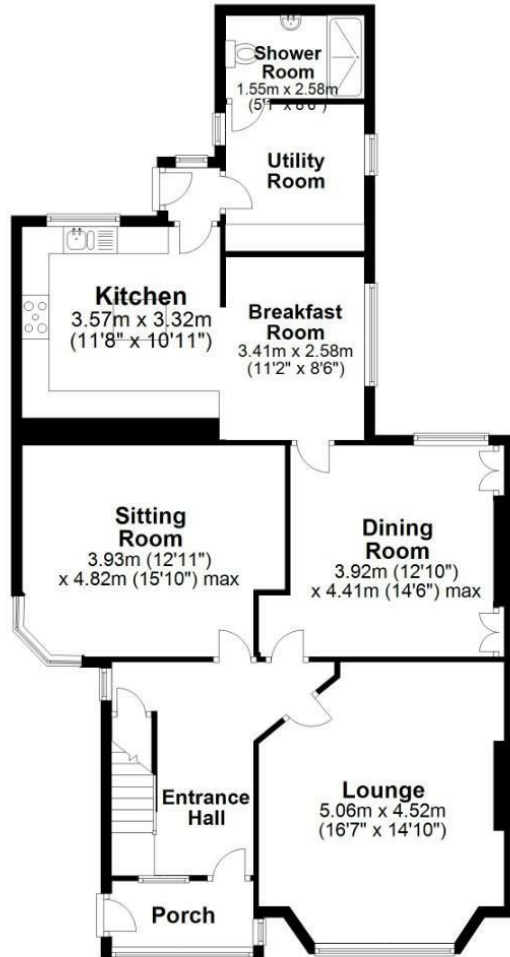
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating 'D' Council Tax band 'G'.



Ground Floor

Approx. 111.4 sq. metres (1198.6 sq. feet)

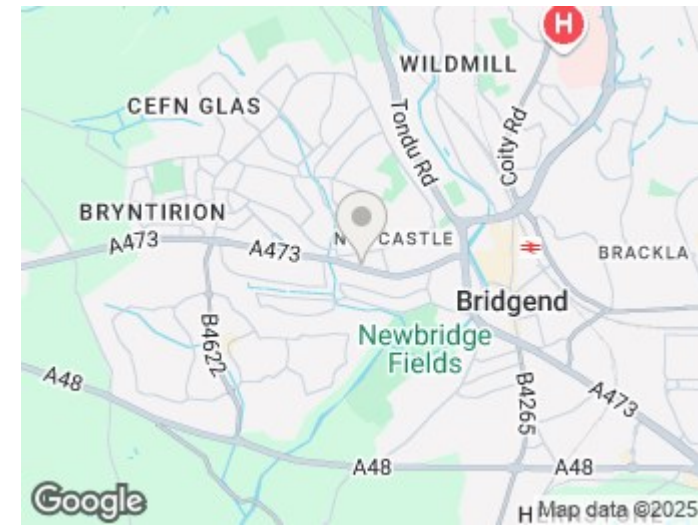


First Floor

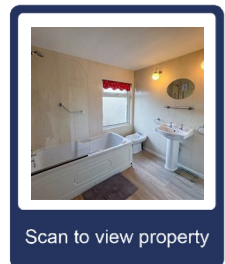
Approx. 103.2 sq. metres (1111.4 sq. feet)



Total area: approx. 214.6 sq. metres (2309.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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