



21, South Street
Bridgend, CF31 3ED

Watts
& Morgan

21 South Street

Bridgend CF31 3ED

£189,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This well-located three-bedroom terraced property is just a short walk from Bridgend Town Centre, offering excellent access to local amenities, transport links, and schools. The ground floor features an entrance hallway, a spacious living room, and a good-sized kitchen which provides access to the garden. At the rear of the property is a large family bathroom which comprises of a 4 piece suite. Upstairs, there are three good sized bedrooms, including a particularly generous main bedroom. The rear garden is low-maintenance, with a mix of patio and gravel, perfect for easy, year-round enjoyment.

Directions

Bridgend 1.4 miles Cardiff 23 miles Junction 36 3.9 miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

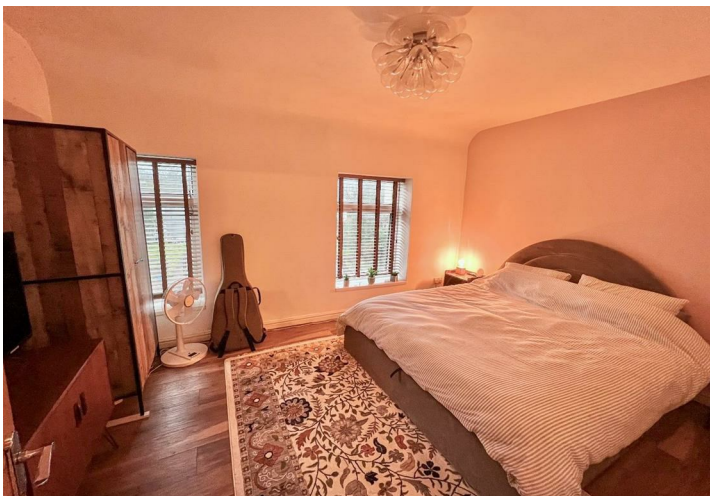
Entered through a PVC front door, the welcoming porch features ceramic floor tiles and opens into the spacious living room. This generous living area benefits from laminate flooring throughout, windows to both the front and rear elevations. The kitchen features tiled flooring, a PVC door providing access to the garden, and a window to the side elevation. Fitted with a modern selection of coordinating shaker-style wall and base units, with complementary work surfaces. Integrated appliances include a dishwasher and a fridge freezer, with additional space for a washing machine. From the kitchen, leads into the large bathroom offering tiled flooring and a window to the rear elevation. This spacious room is fitted with a four-piece suite comprising an enclosed shower, a separate bath, wash-hand basin, and WC. The boiler is also conveniently housed in this room. A staircase from the living room leads to the first floor, where there are 3 decent sized bedrooms. The smaller bedroom features carpeted flooring and a window to the side elevation. The second bedroom is a sizeable double, complete with laminate flooring and a window overlooking the rear. Positioned at the front of the property is the exceptionally large main bedroom, offering ample space, laminate flooring, and two front-facing windows. The rear garden is low-maintenance, with a mix of patio and gravel, perfect for easy, year-round enjoyment.

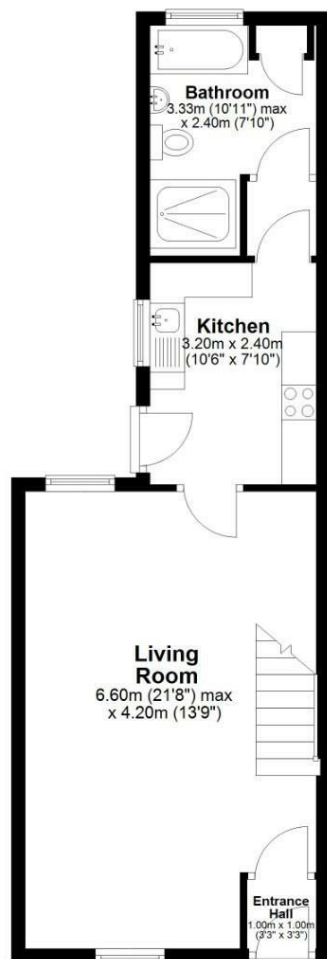
GARDENS AND GROUNDS

The rear garden is fully enclosed and laid to patio and has a gravelled area which is low maintenance and has a gate for rear access.

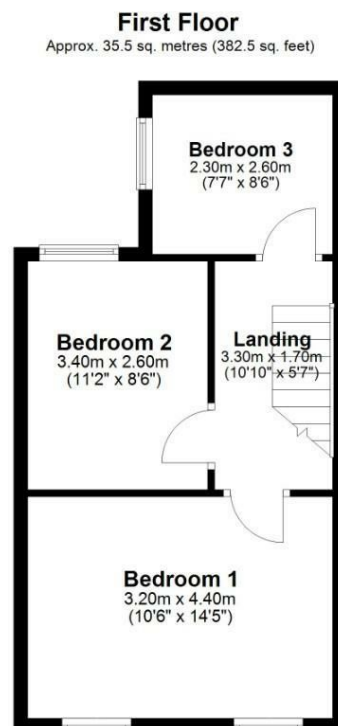
ADDITIONAL INFORMATION

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





Ground Floor
Approx. 42.8 sq. metres (460.5 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.5 sq. feet)

Total area: approx. 78.3 sq. metres (843.0 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

