



Morfa Street, Bridgend

£200,000

- Traditional 3 Bedroom Semi-detached property
- Council Tax: C
- EPC: D
- Garage and Off Street Parking for up to 5 cars
- Open plan Kitchen/Diner and Utility Room
- Generous Rear Garden



 3
  1
  2

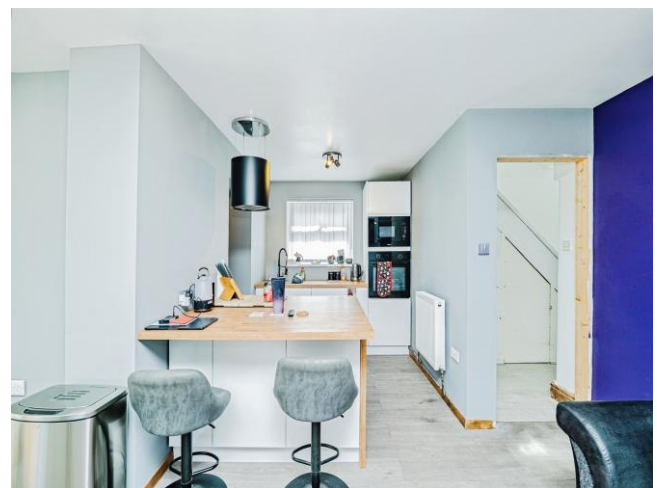


About the property

Situated in a highly sought-after location within close proximity to Bridgend town centre, this spacious and extended three-bedroom traditional semi-detached home offers an excellent opportunity for families and commuters alike. The property benefits from convenient access to Bridgend railway station, providing excellent transport links. The accommodation is well-proportioned throughout and comprises an inviting entrance hall, leading to a generous lounge positioned to the front of the property, featuring a charming bay window that allows for an abundance of natural light. To the rear, the home boasts a spacious open-plan kitchen/dining area, ideal for modern family living and entertaining, with direct access onto the rear garden. A practical utility room completes the ground floor accommodation.

To the first floor, there are three bedrooms, all of good size, along with a bright and contemporary shower room. Externally, the property benefits from off-road parking to the front and a detached single garage.

To the rear, there is a generous and enclosed garden, offering excellent outdoor space for relaxation or family use. Ideally located and offering both space and convenience, this property must be viewed to be fully appreciated.





Accommodation

Entrance Hall

Lounge

11' 2" x 9' 6" max into bay (3.40m x 2.90m max into bay)

Kitchen/Diner

18' 1" x 13' 5" (5.51m x 4.09m)

Utility

7' 10" x 4' 7" (2.39m x 1.40m)

First Floor

Landing

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Two

11' 2" x 9' 6" plus bay (3.40m x 2.90m plus bay)

Bedroom Three

6' 7" x 6' 3" (2.01m x 1.91m)

Shower Room

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 657201

bridgend@peteralan.co.uk



Floorplan



Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

