



## Park Street

**£210,000**

- Sought after Park Street location
- Within close proximity to Bridgend Town Centre
- Master bedroom with en-suite shower room
- Rear driveway providing off-road parking
- Ground floor WC
- EPC Rating: Awaited
- Council Tax Band: C



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## About the property

Situated in the highly sought after location of Park Street, Bridgend, within close proximity of Bridgend Town Centre and its excellent range of amenities, this deceptively spacious and beautifully presented two bedroom family home offers stylish accommodation throughout.

The property welcomes you via an entrance hallway leading into a generous modern kitchen/dining room. To the rear, a spacious reception room provides a light and inviting living space, featuring French doors that open directly onto the enclosed rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC completes the accommodation on this level.

To the first floor are two well-proportioned double bedrooms, including a generous Master bedroom benefiting from an en-suite shower room. The second bedroom is served by a contemporary family bathroom.

Further benefits include an enclosed garden and a driveway providing off-road parking for ample vehicles to the rear, a highly desirable feature for properties in this location.

Presented to an exceptional standard throughout, this stunning home is perfectly suited to first-time buyers, professional couples or those looking to downsize without compromise.

Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.





## Accommodation

### Entrance Hall

8' 2" x 5' 3" ( 2.49m x 1.60m )

### Reception Room

16' 9" x 12' 6" ( 5.11m x 3.81m )

### Kitchen/Diner

15' 9" x 9' 10" ( 4.80m x 3.00m )

### W.C.

### First Floor

### Landing

### Bedroom One

15' 9" x 9' 10" ( 4.80m x 3.00m )

### Ensuite

6' 7" x 4' 7" ( 2.01m x 1.40m )

### Bathroom Two

16' 5" max x 12' 10" max ( 5.00m max x 3.91m max )

### Bathroom

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## Floorplan



Total floor area 90.3 m<sup>2</sup> (972 sq.ft.) approx

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