



107a, Park Street
Bridgend, CF31 4AZ

Watts
& Morgan



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£699,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive four-double-bedroom detached home, brought to the market for the first time. Individually built and set on a substantially large private plot, the property enjoys a tucked-away position while remaining just a short walk from Bridgend Town Centre and Newbridge Playing Fields.

The accommodation comprises an entrance hall, lounge, dining room, study, open-plan kitchen/breakfast room, utility room and ground-floor WC. To the first floor, the principal bedroom features its own en-suite, accompanied by three further double bedrooms and a spacious five-piece family bathroom. Externally, the property offers a private gated driveway with off-road parking for numerous vehicles, a double garage and a generous rear garden, completing this exceptional home.

Directions

* Bridgend Town Centre - 1.0 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 3.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a solid wood front door, the property opens into a welcoming entrance hallway with wood flooring, a carpeted staircase rising to the first floor and access to all ground-floor rooms. The main living room is a generous reception space featuring two rear-facing windows overlooking the garden, carpeted flooring and a central gas fireplace. The dining room offers a second spacious reception area, complete with carpeted flooring and sliding doors opening onto the raised patio with views over the rear garden. The study provides a versatile third reception room, featuring a front-facing bay window, carpeted flooring and a central gas fireplace. The open-plan kitchen/dining room is fitted with a range of coordinating wall and base units with complementary work surfaces, ceramic tiled flooring and tiled splashbacks. A rear-facing window and PVC door provide views and access to the garden. There is ample space for a dining table. Integrated appliances include a 4-ring gas hob with 'Neff' oven, grill and extractor hood, under-counter fridge, under-counter freezer and dishwasher. The utility room offers additional base units and work surfaces, space for further appliances and internal access to the garage. The ground-floor WC is fitted with a WC and wash-hand basin, with tiled walls and flooring.

The first-floor landing features carpeted flooring, front-facing windows and a generous built-in airing cupboard. Bedroom One is a spacious double bedroom with fitted wardrobes, carpeted flooring and a rear-facing window. It benefits from an en-suite fitted with a corner shower cubicle, WC and wash-hand basin, with tiled flooring, tiled walls and a side-facing window. Bedroom Two is another generous double bedroom with fitted wardrobes, carpeted flooring and rear-facing windows. Bedroom Three is a further double bedroom with carpeted flooring and rear-facing windows. Bedroom Four is also a double bedroom, featuring carpeted flooring and front-facing windows. The family bathroom is fitted with a five-piece suite comprising a bathtub, corner shower cubicle, WC, wash-hand basin and bidet. Additional features include tiled flooring, tiled walls, spotlighting and front-facing windows.

GARDENS AND GROUNDS

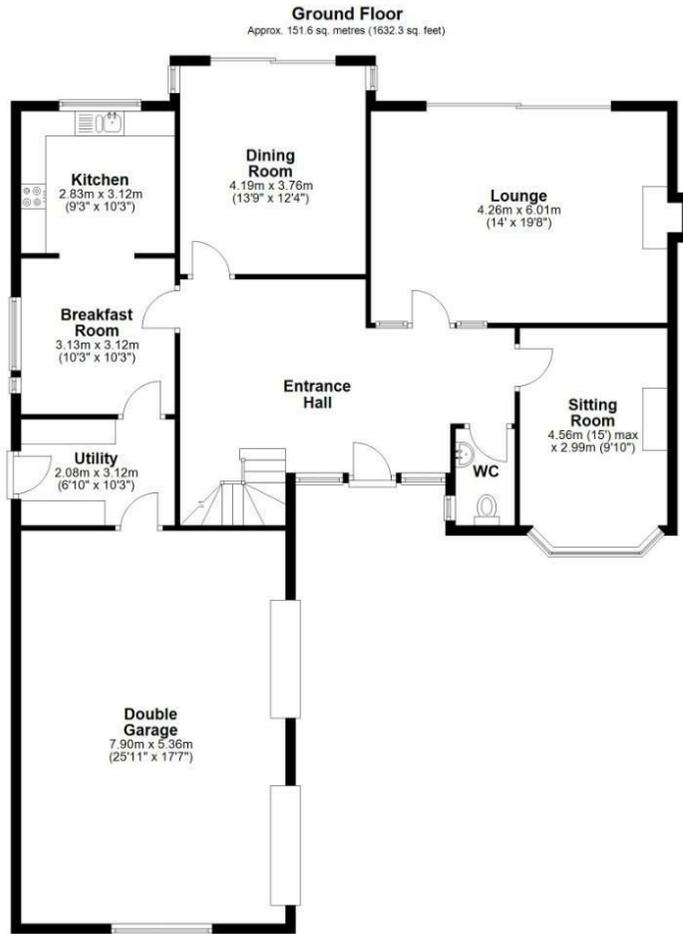
Approached off Park Street, No. 107a enjoys a Right of Access leading to a private gated driveway with off-road parking for multiple vehicles and a double garage featuring manual up-and-over doors and a power supply.

To the rear is a substantially large, fully enclosed garden, offering a raised patio area ideal for outdoor furniture and entertaining. The remainder is laid to lawn, complemented by an abundance of colourful shrubs and flowers, along with a lower enclosed section for added versatility. The garden enjoys a private aspect with wonderful scenic views.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'B/C'. Council Tax is Band 'G'.





Total area: approx. 257.2 sq. metres (2768.3 sq. feet)



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



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.



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