84, Park Street

Bridgend, CF31 4BB

Watts & Morgan

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£500,000

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A traditional 5 bedroom semi-detached property situated in a sought after location in Bridgend. Located just a short walk from Bridgend Town Centre, Newbridge Fields and offering great access to Junction 36 of the M4. Accommodation comprises; porch, entrance hallway, lounge, sitting room, dining room, kitchen/breakfast room, utility and WC. First floor; 4 double bedroom, 1 single room, shower room and a family bathroom. Externally offering rear lane access with off-road parking for 2 vehicles, a single garage and landscaped front and rear gardens. Being sold with no onward chain

Directions

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

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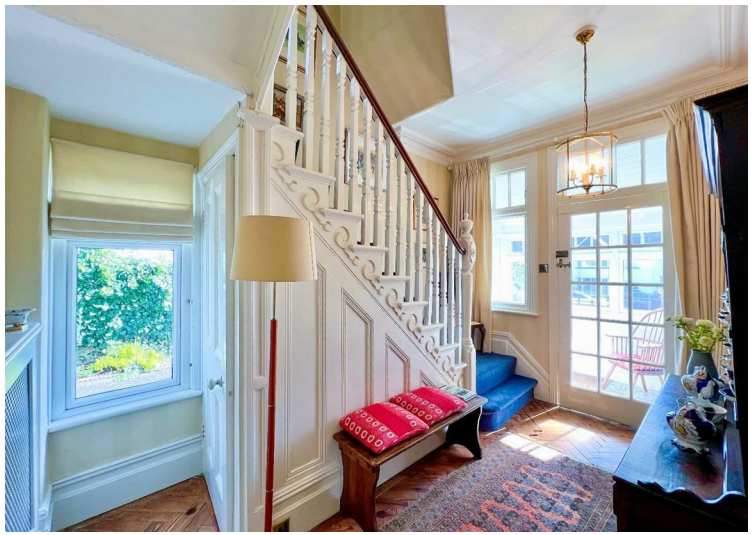


Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with tiled flooring, windows over-looking the front and a solid wood door leading into the hallway with original wood block parquet flooring. Staircase with under-stairs storage cupboard leads up to the first and all doors lead off to reception rooms. The main living room is a spacious light reception room with windows to the front, carpeted flooring and a central feature tiled fireplace with surround. The sitting room is a great sized second reception room with carpeted flooring, bay-window to the front and a feature stone fireplace. The dining room is a generous reception room with carpeted flooring, windows to the rear and built-in storage cupboards. The open-plan kitchen/dining room has a built-in pantry cupboard with a window to the side, a window to the rear and tiled flooring. The kitchen has been fitted with a range of solid wood wall and base units with granite work surfaces over. There is space for a freestanding Aga, under-counter fridge/freezer and washing machine. Ample space in the dining area for a freestanding dining table. The utility is fitted with coordinating wall and base units with continuation of the granite work surfaces, tiled flooring, a door leading out to the rear garden and access into the ground floor WC. The utility houses the 'Worcester' gas boiler. There is space and plumbing provided for 2 appliances.

The first floor landing offers carpeted flooring and all doors lead off. Bedroom One is a spacious main bedroom with carpeted flooring, 2 sets of built-in wardrobes and windows to the front. Bedroom Two is a second generous double bedroom with carpeted flooring, fitted wardrobes and a bay window to the front. Bedroom Three is a third double bedroom with carpeted flooring, a sash window to the rear and a built-in storage cupboard. Leading down to bedroom four which is fourth double bedroom with fitted wardrobes and storage, carpeted flooring and a bay window over-looking the rear garden. Off the landing there is a large built-in airing cupboard. The bathroom is fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin with laminate flooring, panelling to the walls, a feature cast iron fireplace and a PVC window to the front. The shower room is fitted with a double walk-in shower enclosure with glass screen and panelling to the walls, a WC and a wash hand basin set within unit. With work surfaces, tiling to the walls, tiled flooring and a window to the side. Bedroom Five is a single bedroom with windows over-looking the front with carpeted flooring.

GARDENS AND GROUNDS

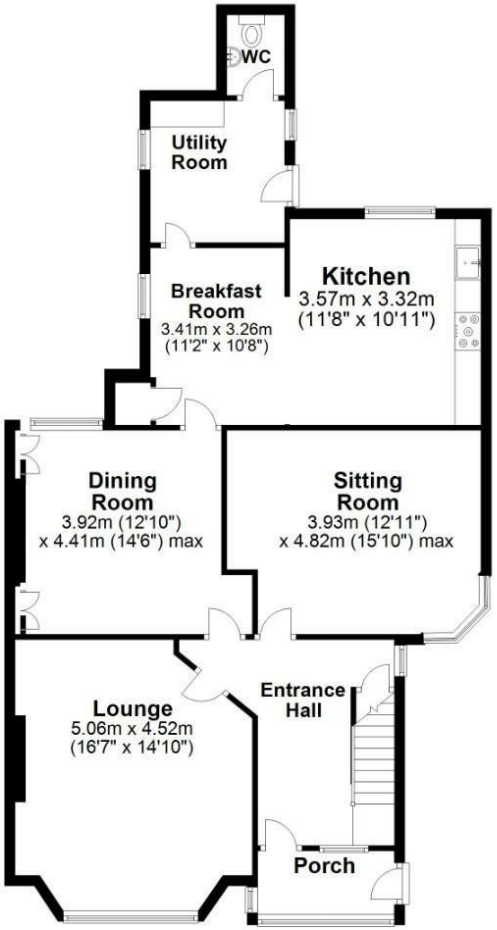
Approached off Park Street, no. 84 benefits from rear lane access with off-road parking for 2 vehicles with a single garage with manual up and over door. To the front of the property is an iron gate with a pathway leading up to the front door with a landscaped section with a range of shrubs and flowers. To the rear is a fully enclosed garden with a lower patio area, steps lead up to a paved section with mature shrubs and flower borders; perfect for outdoor furniture.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC " TBC" Council tax band "G"

Ground Floor

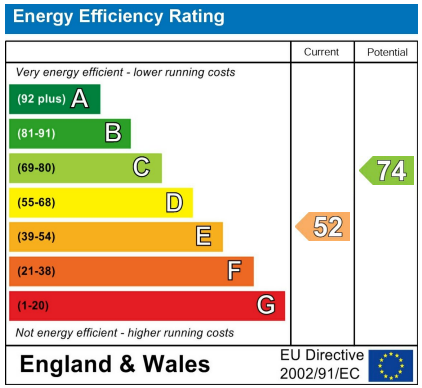
Approx. 112.4 sq. metres (1210.0 sq. feet)

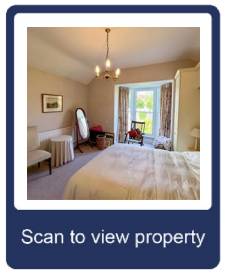


First Floor

Approx. 99.4 sq. metres (1069.4 sq. feet)

Total area: approx. 211.8 sq. metres (2279.4 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.

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