



139, Park Street  
Bridgend, CF31 4BB

Watts  
& Morgan







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**£499,950 Freehold**

**4 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A traditional four-bedroom semi-detached home set on a generous plot, ideally positioned in a sought-after area of Bridgend. The property is perfectly placed within walking distance of Bridgend Town Centre and Newbridge Fields, while also offering excellent access to Junction 36 of the M4.

The spacious accommodation includes: a porch, welcoming entrance hallway, lounge, sitting room, and an open-plan kitchen/dining room, along with a utility room and WC.

To the first floor: a bright landing leads to four well-proportioned double bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a private driveway to the front providing off-road parking, along with a generous enclosed rear garden and the added advantage of a basement for additional storage or potential use.

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### 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

The property is entered via a PVC sliding door into a welcoming entrance porch, with a solid wood door opening into the main hallway. The hallway features beautiful woodblock herringbone flooring, an understairs storage cupboard, and a staircase rising to the first floor. Attractive stained-glass windows to the front add a charming period touch, with all ground-floor rooms leading off from here. The sitting room is a generously sized reception space, boasting original wood flooring, a front-facing bay window, and a central tiled feature fireplace. The living room offers an excellent second family space, complete with carpeted flooring and a rear bay window that fills the room with natural light and a central fireplace with hearth and surround. The open-plan kitchen/dining room is well appointed, fitted with a range of coordinating wall and base units, complementary work surfaces, tiled flooring to the kitchen area, tiled splashbacks, and a front aspect window. Appliances to remain include a freestanding cooker with gas hob and extractor fan, along with an integrated drinks fridge. Space is provided for a freestanding fridge freezer and dishwasher. The dining area features original wood flooring, ample space for a family dining table, and double doors opening onto a raised balcony that overlooks the rear garden. The utility room offers additional practicality, fitted with wall and base units, work surfaces, and space and plumbing for two appliances. It also houses the gas combination boiler. With tiled flooring and PVC doors to both the front and rear, it provides convenient access to the driveway and garden. The ground-floor WC is fitted with a modern two-piece suite, comprising a WC and wash-hand basin, with tiled splashbacks, tiled flooring, and a rear-facing window.

The first-floor landing features soft carpeted flooring, a generous built-in airing cupboard, and access to the loft hatch. Bedroom One is a superbly sized main bedroom, complete with carpeted flooring and a rear-facing window. Bedroom Two is another well-proportioned double, offering carpeted flooring and a front aspect window. Bedroom Three benefits from carpeted flooring, an alcove ideal for wardrobes, and a rear-facing window. Bedroom Four is a spacious additional bedroom with carpeted flooring and a front-facing window. The family bathroom is fitted with a modern suite, including a bathtub with overhead shower and glass screen, wash-hand basin, tiled flooring, tiled walls, a ladder-style radiator, and a front-facing window. A separate WC completes the first-floor accommodation.

### GARDENS AND GROUNDS

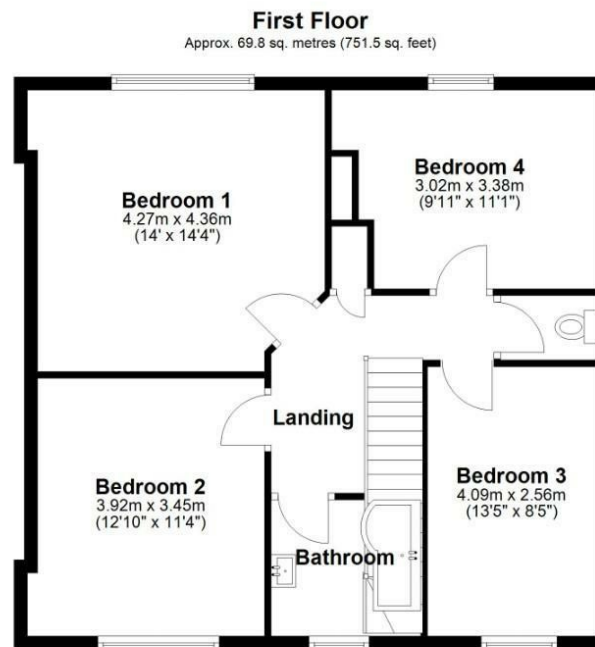
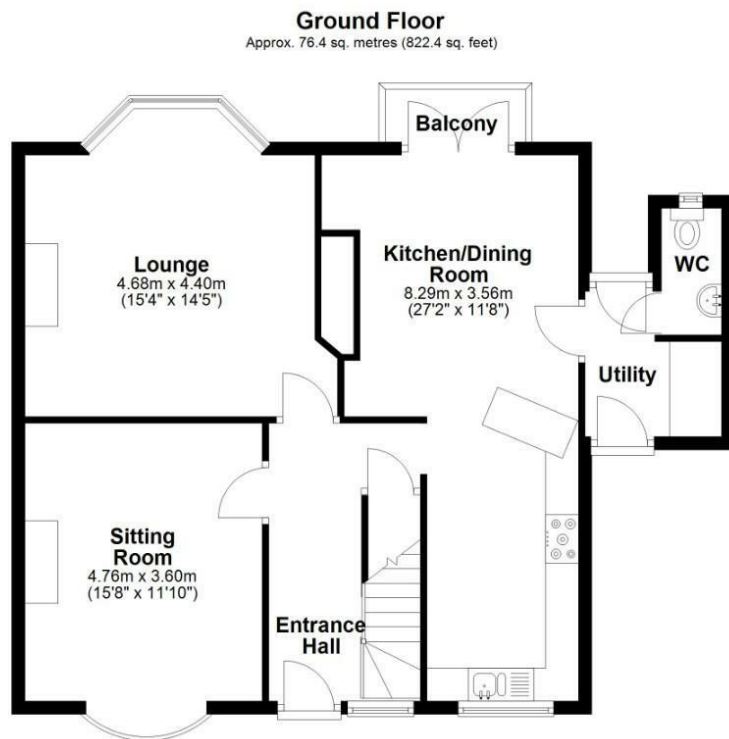
Approached from Park Street, No. 139 enjoys a private driveway to the front, providing off-road parking for multiple vehicles. Convenient side access is available through the utility room, leading to the rear garden.

To the rear, the property boasts a generous enclosed garden, featuring a spacious lawn and two separate patio areas ideal for outdoor furniture and entertaining. The garden also offers access to a sizeable basement with a power supply, providing excellent additional storage or potential for further use.

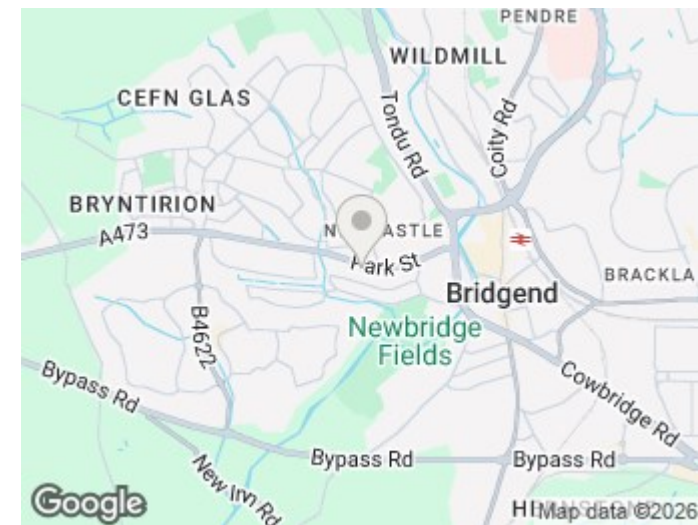
### ADDITIONAL SERVICES

Freehold. All mains services connected. EPC Rating "E". Council Tax Band "F".

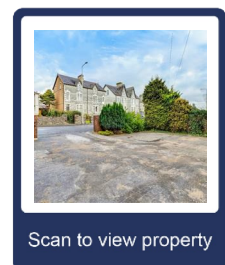




Total area: approx. 146.2 sq. metres (1573.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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