



11, Edward Street  
Bridgend, CF31 3AB

Watts  
& Morgan



# 11, Edward Street

Bridgend CF31 3AB

**£179,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A deceptively spacious 3 bedroom traditional mid terraced property situated in a great location for Bridgend town centre. The property is located just a short walk from the town centre itself, located within close proximity to reputable schools, all local amenities and just a short drive from M4 junction 36. Accommodation comprises; entrance hall, open plan lounge / dining room, modern kitchen and a newly fitted bathroom. First floor 3 generous double bedrooms. Externally the property offers on road permit parking to the front and a landscaped rear garden. EPC rating "E".

## Directions

\* Bridgend town centre - 0.2 Miles \* Cardiff - 21.0 Miles  
\* J36 of the M4 - 3.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a uPVC front door into the entrance hallway with laminate flooring a carpeted staircase rises to the first-floor landing. The open plan lounge / dining room is a wonderful sized reception room with laminate flooring, windows overlooking the front and a further window to the rear overlooking the courtyard. There is plenty of space for both lounge and dining furniture and a built-in storage cupboard. The kitchen has been fitted with a contemporary range of Matte navy coordinating wall and base units with complementary laminate work surfaces over. The kitchen benefits from brick tiled splash backs, tiled flooring under cupboard lighting and a window to the side. Integrated appliances to remain include eyelevel oven and grill, 4-ring gas hob with extractor fan, washing machine, 1 ¼ bowl ceramic sink and a fridge / freezer. The outer hallway has doors leading out to the rear garden, courtyard and bathroom. The bathroom has been recently fitted with a modern 3-piece suite comprising of a paneled bathtub with overhead shower and glass screen, wash hand basin and WC within vanity unit with storage. Further benefiting from tiled walls and flooring, contemporary radiator, and an obscure window to the rear.

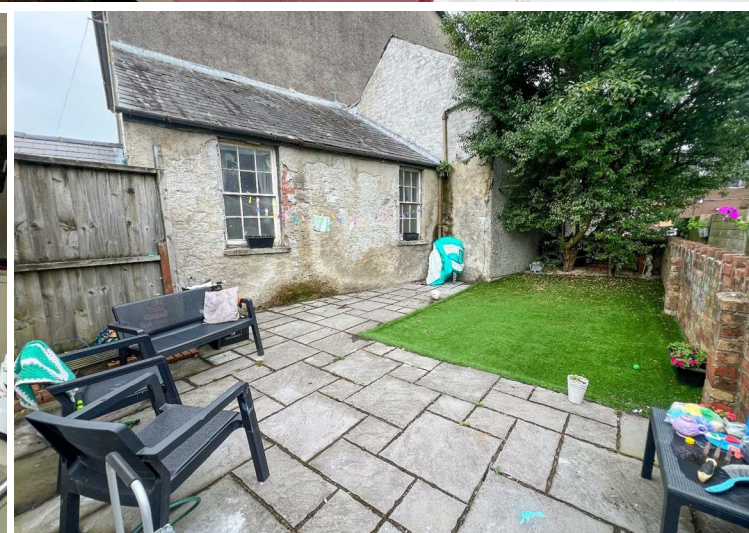
The first-floor landing offers carpeted flooring and access to the loft hatch. Bedroom three is a double bedroom with fitted carpets and a window to the side. Bedroom two is a second great sized double bedroom with carpeted flooring and a built-in store which houses the Gas boiler. Bedroom one is to the front of the property, it's a superb sized main bedroom with two sets of windows overlooking the front and carpeted flooring.

### GARDENS AND GROUNDS

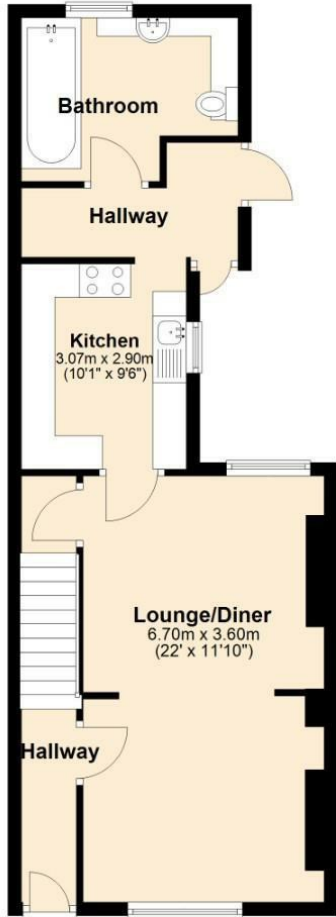
Approached off Edward Street No.11 benefits from on road permit parking to the park. 2 Permits available. The property benefits from a small outdoor courtyard. To the rear is an enclosed garden. The garden is laid with patio and artificial grass ideal for outdoor furniture.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "E". Council tax band "C".



**Ground Floor**



**First Floor**

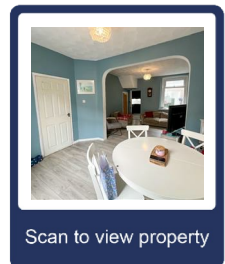


Total area: approx. 83.1 sq. metres (894.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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