



45, St. Marie Street  
Bridgend, CF31 3EE

Watts  
& Morgan



# 45 St. Marie Street

Bridgend CF31 3EE

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**£290,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 1 Reception Rooms**

A beautifully renovated three bedroom semi-detached property just a short walk from Bridgend Town Centre, offering excellent access to local amenities, transport links, and schools. The property comprises of entrance hallway, a spacious living room with bay window, a convenient WC and a great sized kitchen/dining room, which provides access to the garden. To the first floor, three good sized bedrooms and a large modern family bathroom. The rear garden is low-maintenance, with a resin patio and pathway, which leads to the parking area, big enough for 1/2 cars. The garden has been partially left as a blank canvas, allowing potential buyers to design it to their own taste. To the front, the property benefits from one parking space. No onward chain.

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## Directions

\* Bridgend Town Centre - 1.2 Miles \* Cardiff City Centre - 24 Miles \* J36 of the M4 - 4.1 Miles

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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is accessed via a PVC front door, opening into a welcoming entrance hallway featuring vinyl flooring, a carpeted staircase rising to the first floor, and a distinctive oval-shaped window that adds character.

The ground floor WC is fitted with vinyl flooring and a modern combined WC and wash hand basin, along with a side-facing window.

To the front of the property, the spacious living room offers carpeted flooring and a large bay window, allowing for plenty of natural light and creating a bright, comfortable space. Two useful storage cupboards are also included.

At the rear, the open-plan kitchen/diner is finished with vinyl flooring and fitted with a contemporary Priory kitchen, comprising a range of matching wall and base units with complementary work surfaces and a coordinating island. Integrated appliances include a fridge/freezer, with space and plumbing available for a washing machine and dryer. The kitchen benefits from a side-facing window, two rear-facing windows, and a PVC door providing access to the garden. The dining area features double patio doors leading out to the rear garden, along with additional cupboard storage.

Upstairs, the carpeted landing is enhanced by a side-facing stained glass feature window and provides access to three well-proportioned bedrooms and the family bathroom.

The master bedroom, located at the rear, features carpeted flooring and a large window overlooking the rear garden. The second bedroom is a generously sized double at the front, also with carpeted flooring and a front-facing window. Bedroom three, positioned at the front, includes carpeted flooring and a front-facing window.

The contemporary family bathroom is fitted with tiled flooring and a four-piece suite, including a large corner shower, bath, wash hand basin, and WC. The space is further enhanced by both side- and rear-facing windows, allowing for ample natural light.

### GARDEN AND GROUNDS

Approached off St. Marie Street, number 45 benefits from private parking to the rear for one to two vehicles, along with additional parking to the front for one car. The property features a fully enclosed garden with an attractive resin patio and pathway leading to the rear parking area, all enclosed by secure fencing and walling. The garden has been partially prepared, offering a versatile space for buyers to personalise to their own taste. A useful storage shed is also located within the rear garden.

### ADDITIONAL INFORMATION

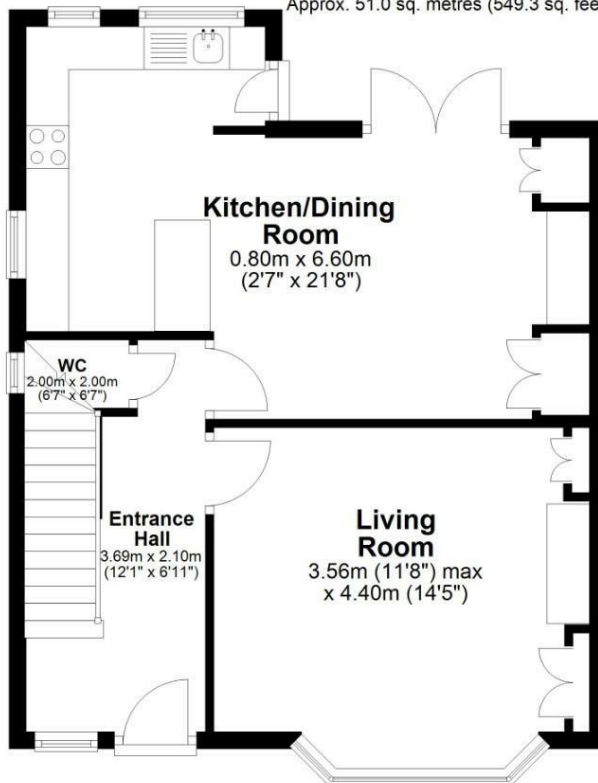
Freehold. All mains services connected. EPC Rating: 'TBC'. Council Tax is Band 'D'.

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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.

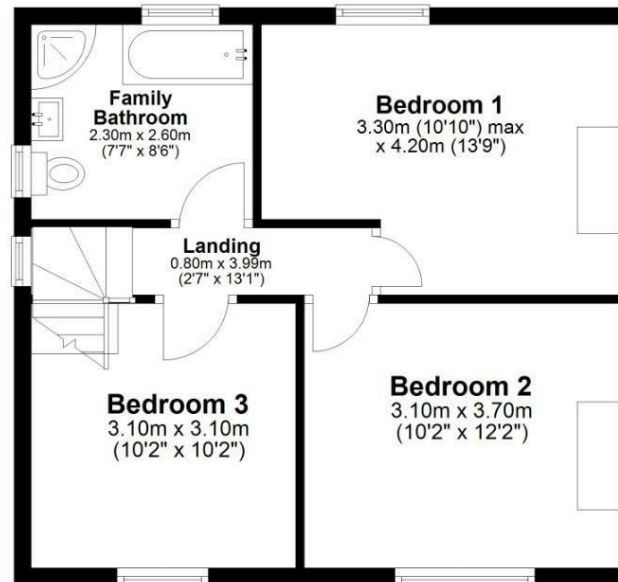
## Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.7 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>                            |         | 79                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

