



84, Park Street
Bridgend, CF31 4BB

Watts
& Morgan



84, Park Street

Bridgend CF31 4BB

£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

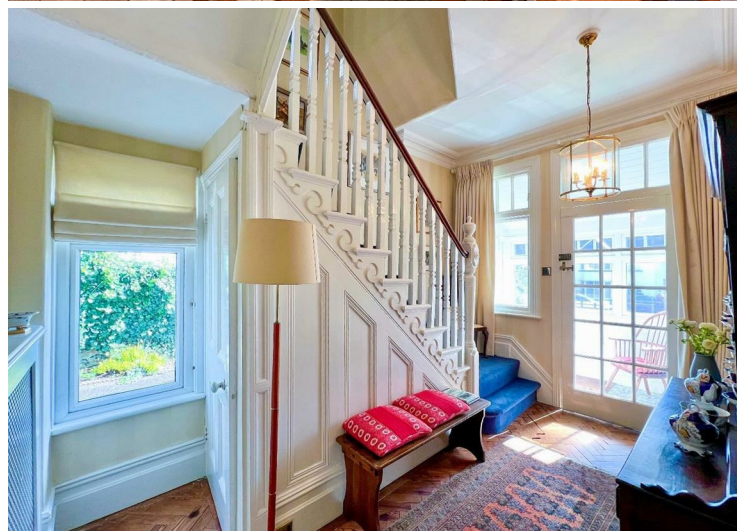
Directions

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

Your local office: Bridgend

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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.

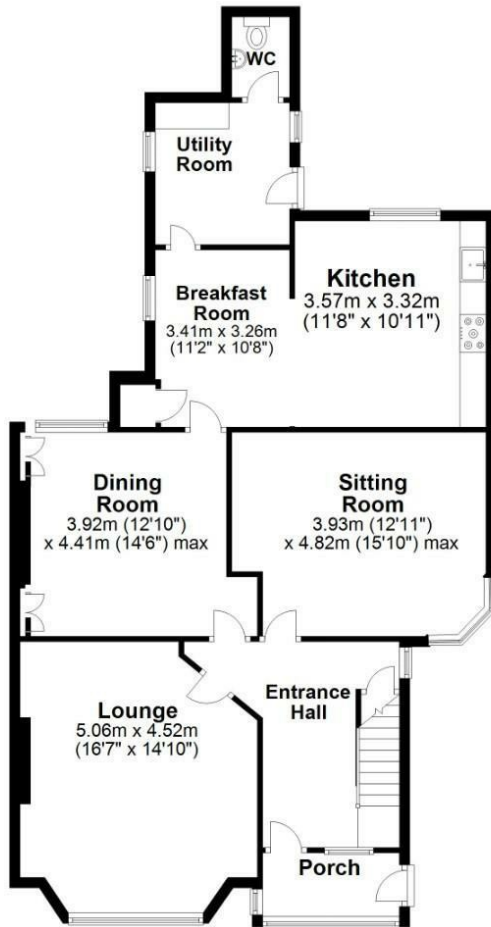
ADDITIONAL INFORMATION

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



Ground Floor

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

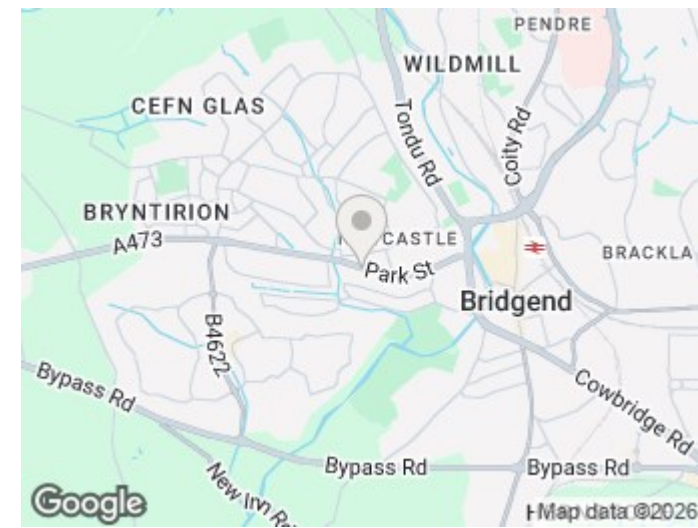


First Floor

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

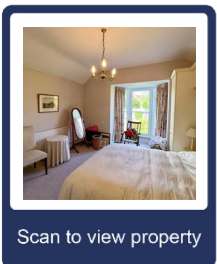


Total area: approx. 211.8 sq. metres (2279.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
England & Wales		
EU Directive 2002/91/EC		



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