



91, Park Street
Bridgend, CF31 4AZ

Watts
& Morgan



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£199,950 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

This beautifully presented and characterful three-bedroom home is situated in a highly desirable area of Bridgend. Ideally located within walking distance of Bridgend Town Centre and Newbridge Fields, the property also offers excellent transport links with easy access to Junction 36 of the M4.

The generously proportioned accommodation comprises a welcoming dining room, a comfortable sitting room, a cosy snug, and a kitchen, with both the snug and kitchen providing access to the rear garden. To the first floor, a bright and airy landing leads to three well-sized double bedrooms and a family bathroom.

Externally, the property benefits from a private, enclosed rear garden, offering an ideal space for outdoor relaxation and entertaining.

Directions

* Bridgend Town Centre - 0.5 Miles * Cardiff City Centre - 22.0 Miles * J36 of the M4 - 3.8 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a wooden front door opening into a spacious front reception room, currently utilised as a dining room. The room offers ample space for dining furniture and features carpeted flooring, a front-facing window, and a carpeted staircase rising to the first floor. A characterful exposed stone feature wall provides an attractive focal point, incorporating a recessed former fireplace opening and built-in shelving, adding both charm and practicality to the space.

A second front reception room provides another generously proportioned living space and is currently arranged as a comfortable lounge. Full of character, the room features an attractive exposed stone feature wall with a fitted log-burning stove, creating a warm and inviting focal point. The alcoves have been thoughtfully utilised to provide useful shelving and a charming seating area. Further features include carpeted flooring, a front-facing window, and striking exposed timber beams, all of which combine to enhance the room's charm and appeal.

Located to the rear of the property, the kitchen is a bright and practical space, featuring laminate flooring, a rear-facing window, and a glazed stable-style door providing direct access to the rear garden. The room is fitted with a range of matching wall and base units, complemented by ample work surfaces. There is also provision and plumbing for a washing machine, making the kitchen well suited to everyday living.

Leading off the kitchen is another versatile reception room, complete with laminate flooring and double doors providing access to the rear garden.

To the first floor, the landing features carpeted flooring, exposed timber beams, and impressive high ceilings, creating a sense of space and character. A rear-facing window allows for plenty of natural light, while providing access to three well-proportioned bedrooms and the family bathroom.

The main bedroom, situated to the front of the property, is a bright and spacious room featuring carpeted flooring, a large front-facing window, and an additional Velux window. Enhanced by its impressive high ceiling and attractive exposed timber beams, the room enjoys a light and airy feel.

The second bedroom is another generously proportioned double room, enjoying a spacious and airy feel due to its high ceilings and exposed timber beams. The room features carpeted flooring, a rear-facing window, an additional Velux roof window, and the added benefit of a built-in double wardrobe, providing excellent storage space.

Situated at the rear of the property, the family bathroom is fitted with vinyl flooring and a four-piece suite consisting of a wash hand basin, WC, bath and corner shower, together with a rear-facing window.

Bedroom three is situated at the rear of the property and benefits from carpeted flooring and enjoys the characterful exposed timber beams and a front-facing window overlooking the garden.

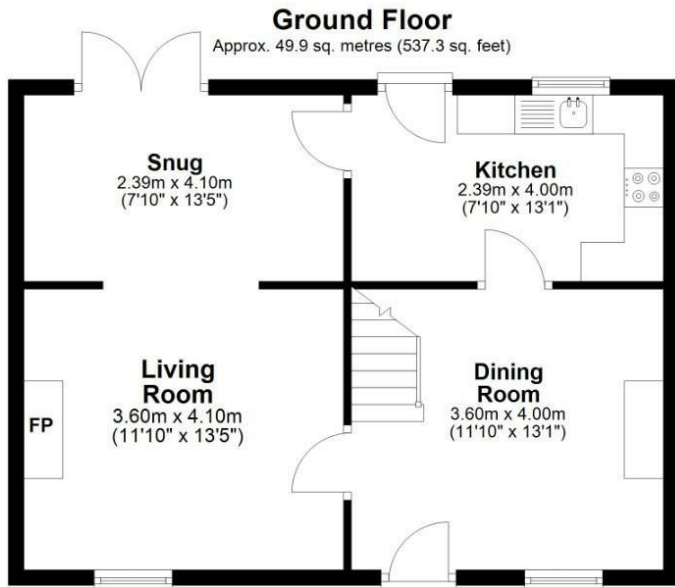
GARDEN AND GROUNDS

Situated on Park Street, No. 91 enjoys a fully enclosed private rear garden, offering a wonderful outdoor space for both relaxation and entertaining. The garden features a well-maintained lawn alongside a patio area, providing the perfect setting for outdoor dining. Bordered by secure fencing and walling for added privacy, the space is further enhanced by a practical storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'E'. Council Tax is Band 'C'.





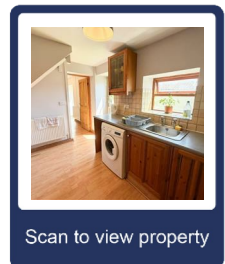
Total area: approx. 95.8 sq. metres (1030.8 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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