

1A, Park Court Road

Bridgend, CF31 4BP

Watts & Morgan



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£329,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A lovely spacious 3 bedroom semi detached property situated in a sought after location 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.
Property comprises of entrance hallway, ground floor WC, spacious living room through to open plan kitchen/diner with access to the rear garden. To the first floor, three bedrooms and a family bathroom. Externally, the property offers driveway parking for multiple vehicles, as well as an enclosed, private rear garden, with garage currently under construction.

Directions

* Bridgend - 8.0 Miles * Cardiff - 27.0 Miles * J37 of the M4 - 4.0 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a stylish composite front door with a glazed side panel, opening into a welcoming entrance hallway that immediately sets the tone for the home. Beautiful engineered oak flooring extends throughout the entire ground floor, complemented by a carpeted staircase leading to the first floor and generous understairs storage.

The ground floor WC continues the high-quality finish with engineered oak flooring, a side-facing window, a contemporary two-piece suite comprising a WC and wash hand basin, and a sleek slate grey heated towel rail.

Positioned to the front of the property, the elegant living room is a beautifully presented space, which allows natural light in from a large front-facing window. The engineered oak flooring enhances the room's warmth and character, while a stylish contemporary gas fireplace creates an attractive focal point, making it the perfect place to relax and unwind.

Flowing effortlessly from the living room is the impressive open-plan kitchen/diner, undoubtedly the heart of the home. Enjoying a delightful rear aspect, this exceptional entertaining space is flooded with natural light from a rear-facing window, Velux window and patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Continuing the engineered oak flooring, the kitchen is fitted with a contemporary range of matching wall and base units, complemented by coordinating work surfaces. A standout Rangemaster cooker with gas hob takes pride of place alongside an integrated dishwasher, while there is ample space and plumbing for a washing machine, tumble dryer and fridge/freezer.

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

Bedroom One is a spacious front-facing double room featuring carpeted flooring and a front-facing window.

Bedroom Two is a generously sized rear-facing double bedroom with carpeted flooring and a rear-facing window.

The family bathroom is fitted with tiled flooring and features a contemporary three-piece suite comprising a bath, with shower head, wash hand basin, and WC, as well as enjoying a side facing window.

Bedroom Three is another well-proportioned bedroom, positioned to the rear of the property fitted with wooden flooring and a rear-facing window, ideal for a home office.

GARDEN AND GROUNDS

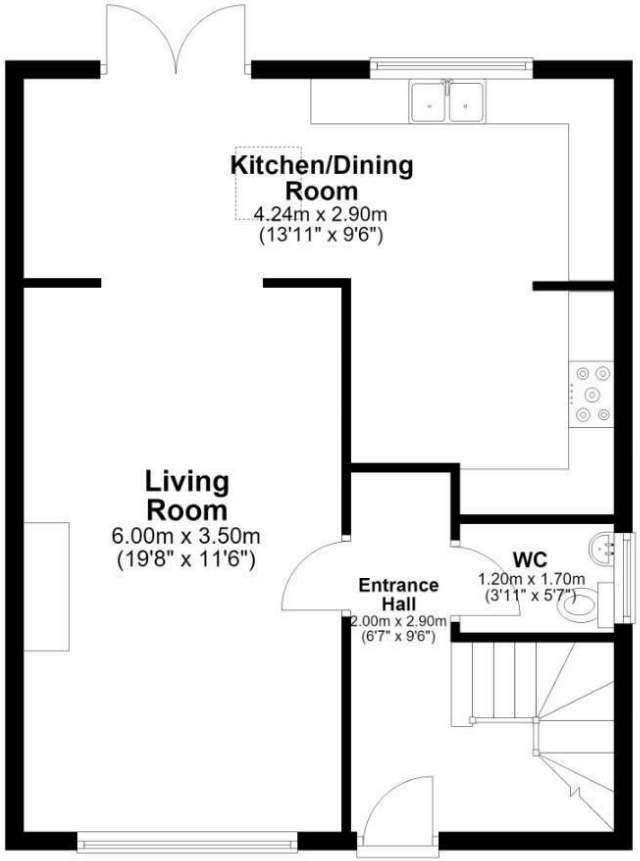
Approached off Park Court Road, No. 1A benefits from a private block-paved driveway providing off-road parking for multiple vehicles, complemented by a gravelled frontage. To the rear, the fully enclosed garden offers a fantastic outdoor space, with the added benefit of a garage currently under construction.

ADDITIONAL INFORMATION

All mains services connected. Freehold. EPC Rating "D". Council Tax band "D".

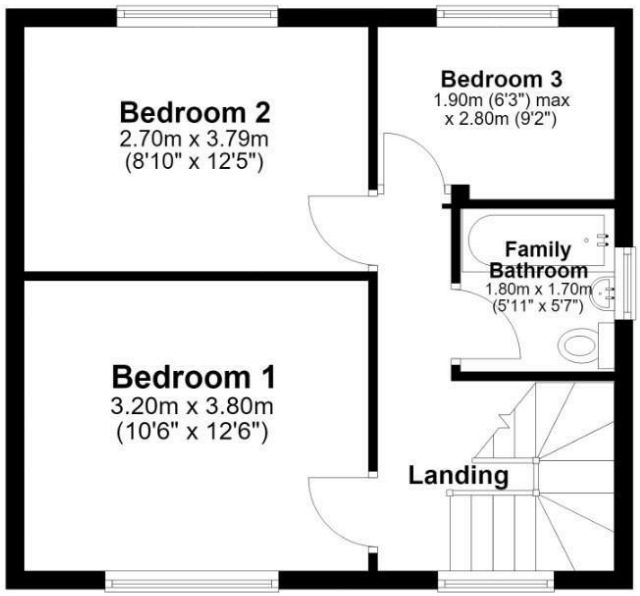
Ground Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



First Floor

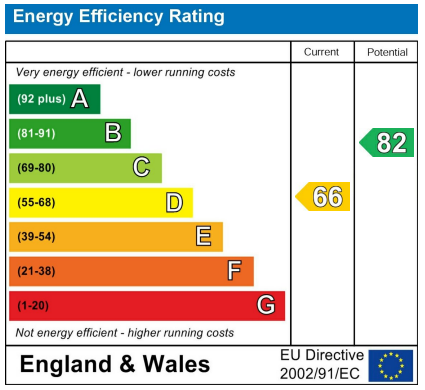
Approx. 39.3 sq. metres (423.6 sq. feet)

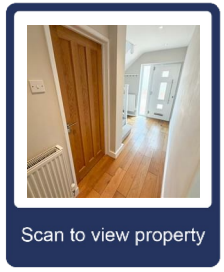


Total area: approx. 93.1 sq. metres (1002.0 sq. feet)









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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