



**Parkhurst, 50 Park Street**  
**Bridgend, CF31 4AZ**









# Parkhurst, 50 Park Street Bridgend, CF31 4AZ

**£950,000** Freehold

## 6 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Watts & Morgan are proud to present to the market this impressive five/six bedroom detached double fronted Victorian property. Conveniently situated within walking distance to Bridgend Town Centre, Newbridge Fields and Rail Links. Dating back to the late 1800's; offering a wealth of traditional features throughout. Accommodation comprises; entrance porch, hallway, downstairs WC, open plan lounge/dining room, conservatory, additional sitting room, kitchen/breakfast room with utility and boiler room. First floor landing, bedroom one with en-suite bathroom and dressing room, four further double bedrooms and a family bathroom. Second floor with versatile home office/entertainment room. Externally enjoying wrap-around lawned and paved grounds; gated private driveway for several vehicles leading to a detached double garage. Viewing highly recommended to appreciate this immaculately presented family home. No ongoing chain. EPC Rating; 'E'.

- Bridgend Town Centre 0.4 miles
- Cardiff City Centre 24.3 miles
- M4 (J36) 3.9 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via an original door with stained glass insert into porch with original coloured mosaic floor tiles. An additional wide door with stained glass opens into the impressive hallway with high ceiling offering many original features to include; decorative cornice, panelled ceiling, tall skirtings and dado rails. A grand carpeted staircase leads to the first floor with feature length stained glass window, understairs storage cupboard and a fully tiled cloakroom/WC serves the ground floor.

The open plan lounge/dining room is an impressive dual aspect room with original sash floor to ceiling bay window to the front elevation overlooking the front garden. A central feature to the lounge is the original marble fireplace with freestanding gas fire. A square arch opens into the dining room featuring ample space for freestanding dining furniture with sash window overlooking rear garden.

Double timber glazed doors sweep into the conservatory which is of uPVC construction with half tiled walls, ceramic tiled flooring enjoying private views over the side garden with courtesy doors leading out.

A separate sitting room features an original floor to ceiling sash bay window to the front aspect with marble fireplace and traditional gas fire; enjoying original ceiling rose, coving and tall skirting boards.

The kitchen/breakfast room has been fitted with a bespoke oak shaker kitchen with wall and base units, display cabinets, pull-out wicker baskets and plate rack. Offering granite work surfaces and a range of appliances to remain to include; dishwasher, freestanding 5-ring gas 'Rangemaster' cooker with oven, grill and warming drawer with built-in extractor hood over and freestanding American-style fridge freezer with ice/water system. Further presenting; a one and a half sink unit with food waste incinerator and window to the side of the property. Incorporated within the kitchen is the fitted breakfast area which provides a complementary granite table with built-in bench and display cabinets. Two courtesy doors lead out to the driveway and into the utility / boiler room.

### FIRST FLOOR

The first floor generous landing enjoys original coving and tall skirting boards, feature floor to ceiling stained glass window to rear and a staircase leads to the second floor.

Bedroom One is a superb double room with original sash bay window to the front elevation enjoying elevated views over the garden. A central feature to the room is the original fireplace with freestanding gas fire and marble hearth. Two doors open into a dressing room and an impressive 6-piece fully tiled en-suite comprising; roll-top bath with hand-held shower over, double shower, dual sinks, WC and bidet with original sash window.

Four further double bedrooms are offered to this floor along with a 3-piece bathroom.







| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-10) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| 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.

## SECOND FLOOR

A staircase leads to the open plan second floor which offers versatility - currently utilised as an entertainment room with home office and music area. Sash windows are offered to the front elevation with window seating enjoying elevated views over Bridgend. On offer is a kitchenette area with sink facility and space for a freestanding fridge freezer.

## GARDENS AND GROUNDS

Parkhurst is approached off Park Street onto an electrically-gated block paviour driveway providing off-road parking for several vehicles leading to a detached double garage with full power and water supply (previous planning permission was granted for 'granny annex' which has now lapsed). The wrap around gardens enjoy a large front south-facing patio - ideal for al-fresco dining; surrounded by an abundance of mature shrubs with steps leading down onto a lawned area sheltered by tall trees. Wrapping around to the side and rear which provides additional patio areas, lawns and an array of mature shrubs.

## SERVICES, TENURE AND NOTE

All mains services connected. Freehold.







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