



23 Brook Street
Bridgend, CF31 1HG



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£160,000 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present to the market this unique two bedroom mid-terraced property located within Bridgend town centre. Within walking distance to local amenities, train station and reputable schools. Accommodation comprises entrance hallway, lounge, dining room, kitchen and downstairs family bathroom. First floor landing, two double bedrooms. Externally enjoying an enclosed low maintenance rear garden, parking to front of property. EPC Rating "E"

Directions

- Bridgend Town Centre 0.6 miles
 - Cardiff City Centre 22.1 miles
 - M4 (J36) 1.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Access to the property is via a partially glazed uPVC front door into the hallway featuring wood tile laminate flooring.

The spacious living/dining room features continuation of wood tile laminate flooring, uPVC window to the front elevation and uPVC window to the rear elevation, central feature fireplace and carpeted staircase leads to the first-floor landing. Further features include ample space for freestanding living and dining furniture.

The kitchen has been restored with retro style high gloss wall and base units. Further featuring vinyl flooring and partially tiled walls, uPVC window to the side elevation and partially glazed uPVC door to the side elevation leading to the rear garden. Integral appliances to remain: Freestanding oven and 5-ring gas hob and plumbing is provided for further appliances.

The family bathroom has been fitted with a 3-piece suite comprising pedestal sink, low level WC and panelled bath with overhead shower. Further features include tiled flooring, partially tiled walls, and obscured uPVC window to the rear elevation.

FIRST FLOOR

The first-floor landing features carpeted flooring. The main bedroom is a spacious double room featuring carpeted flooring, uPVC window to the rear elevation and fitted internal storage cupboard with fixed wooden stairs leading to the loft hatch. The second bedroom is a further good size room featuring carpeted flooring and a uPVC window to the front elevation.

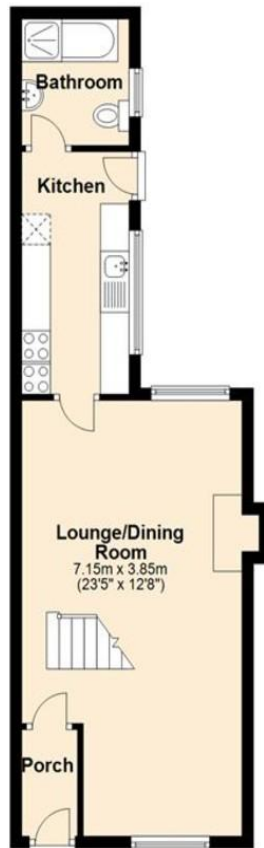
GARDENS AND GROUNDS

No. 23 is accessed off Brook Street, with parking on the road to the front of the property. To the rear of the property lies a fully enclosed low maintenance garden with raised borders providing a range of mature shrubs and flowers, ample space for outdoor dining furniture. The rear garden also features a gate which provides access to the rear of the property.



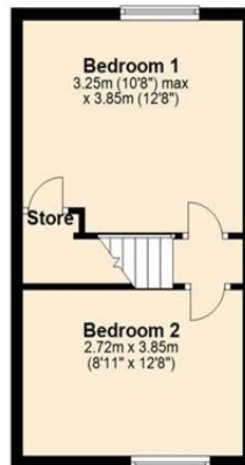
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

23 Brook Street, Bridgend

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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