



109 Park Street  
Bridgend, CF31 4AZ





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## Bridgend, CF31 4AZ

£649,950 Freehold

**4 Bedrooms : 3 Bathrooms : 4 Reception Rooms**

Watts & Morgan are delighted to present to the market this spacious traditional Four-bedroom detached property situated on the highly desirable Park Street. Built in 1870, retaining many original features throughout. Conveniently situated for amenities of Bridgend Town Centre, Newbridge Fields and local & National Transport Links. The property briefly comprises; entrance hallway, lounge, sitting room, kitchen/breakfast room, dining room, drawing room, study, utility room and ground floor WC. First floor landing, master bedroom with en-suite, two further double bedrooms and a family bathroom. Second floor landing converted fourth bedroom with en-suite shower room. Externally the property benefits from a sizeable private driveway and a refurbished garage which can be utilised as a gym/study with full power supply. The property occupies an extensive plot with patio area and rear gardens. EPC Rating; 'E'.

- Bridgend Town Centre 0.9 miles
- Cardiff City Centre 22.9 miles
- M4 (J36) 2.4 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a timber door into the welcoming entrance Hallway offering original tiled flooring and a carpeted staircase to the first floor Landing. Leading into a WC /cloakroom offering tiled flooring, obscured timber framed windows to the side elevation, wash hand basin and WC.

The drawing room is superb sized reception room offering carpeted flooring, timber framed bay windows overlooking the rear gardens and an original fire place set on a tiled hearth with marble surround.

The grand dining room is a generous sized reception room offering original hardwood flooring, hardwood framed windows to the front elevation and an original fireplace set on a tiled hearth and marble surround with ample space for dining room furniture.

The study is another delightful reception room and enjoys original hardwood flooring, an electric fire set on a tiled hearth and original marble surround. A courtesy door provides access to the rear garden and an additional courtesy door provides access into the utility room.

The utility room offers base units with space and plumbing provided for white goods, a 'Belfast' sink and a uPVC courtesy door provides access to the rear elevation.

To the heart of the home lies the open-plan family room original Parquet flooring, original fireplace, a timber framed window to the side elevation, an under-stairs storage cupboard and a large opening leading into the kitchen.

The kitchen has been fitted with a range of handmade oak 'Shaker-style' wall and base units with Quartz worktops. Appliances to remain include; 'Smeg' free standing oven and grill with 5-ring gas hob and extractor fan over to remain, integrated 'Smeg' microwave, a wine cooler and space has been provided for a dishwasher. Further benefitting from tiled flooring, a stainless steel one and a half bowl sink unit, a larder cupboard for storage, a window to the side elevation and space for a sizeable dining room table and bi-fold doors provide access onto the patio area. A cupboard houses the combi boiler.

### FIRST FLOOR

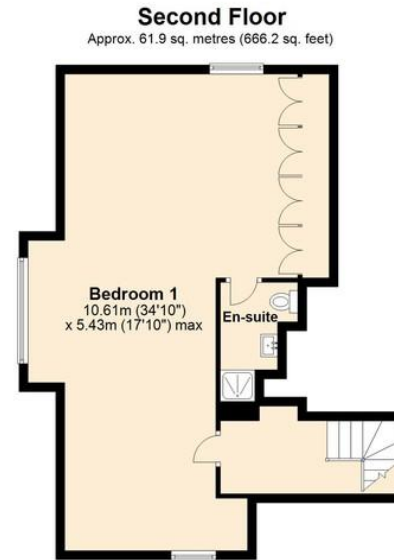
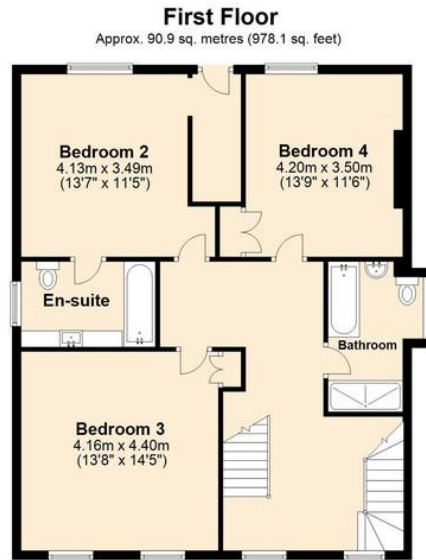
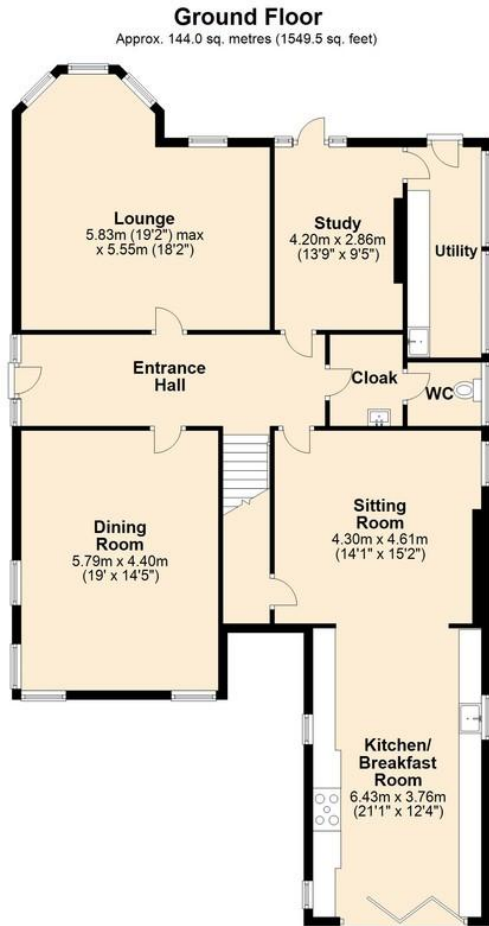
The first floor Landing offers carpeted flooring and timber framed windows to the front elevation.

The master bedroom is a light and airy impressive double room offering carpeted flooring and timber framed windows to the rear elevation overlooking the gardens. Leading into a walk-in wardrobe with a courtesy door providing access to the 'Juliette' balcony. Further features include an electric fire with marble effect hearth and surround. Leading into the stunning en-suite bathroom which has been fitted with a 3-piece suite comprising; panelled bath with rainfall shower over, wash hand basin set within a vanity unit with marble work surfaces and WC. Further benefitting from partly tiled marble walls, marble flooring and a timber framed window to the side elevation.

Bedroom two is a further double bedroom offering carpeted flooring, timber framed windows to the front elevation and fitted wardrobe space.

Bedroom three is a further double bedroom offering carpeted flooring, fitted storage cupboards, a timber framed window to the rear elevation and an original feature cast iron fireplace.





Total area: approx. 296.7 sq. metres (3193.8 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.

The fully tiled family bathroom has been fitted with a 4-piece suite comprising panelled bath, walk-in shower cubicle with rainfall shower over, wash hand basin and WC. Further benefitting from vinyl flooring and windows to the side elevation.

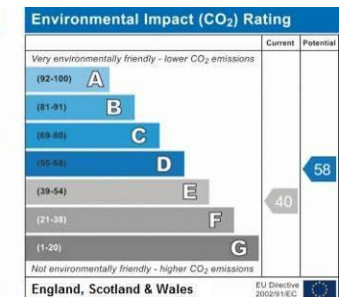
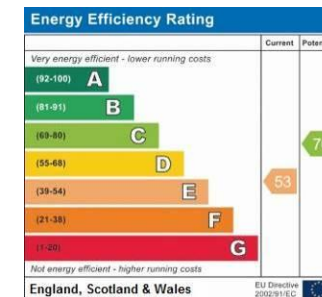
A carpeted staircase leads to the second-floor landing with an under-stairs storage cupboard. The converted loft room offers laminate flooring, windows to the front, rear and side elevations, recessed spotlights and fitted storage cupboards. Leading into a 3-piece shower room comprising walk-in shower cubicle with rainfall shower over, wash hand basin set within vanity unit and WC. Further benefitting from partly tiled walls, tiled flooring and recessed spotlights.

#### GARDENS & GROUNDS

No. 109 is accessed off the road via private wrought iron gates onto a gravelled driveway with space for several vehicles leading into a detached garage which offers a gym/study with full power supply and storage. To the rear of the property lies an extensive half acre of gardens predominantly laid to lawn with a variety of mature shrubs and views over Bridgend.

#### SERVICES & TENURE

All mains services connected. Freehold.





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