



41, Park Terrace
Bridgend, CF32 9HE

Watts
& Morgan



41, Park Terrace

Tondu, Bridgend CF32 9HE

£159,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

We are pleased to offer to the market this extended 2 double bedroom mid terraced property. Situated on the periphery of the 300 acre Parc Slip Nature Reserve in an area of historical significance and natural beauty, just a short distance from Tondu which gives good access via local railway station and within close proximity to junction 36 of the M4 and Bridgend Town Centre. This grade 2 listed miners cottage has stone frontage with one generous reception room and a low maintenance rear garden with detached garage and rear access. Accommodation comprises of entrance hall, lounge/ dining room, kitchen/breakfast room. First floor landing, generous size main bedroom, further double bedroom and 4-piece family bathroom with corner shower cubicle and jacuzzi bath. Externally enjoying on-road parking to the front, rear lane access with a detached garage and power supply and low maintenance garden. Chain Free. EPC Rating "D"

Directions

* Bridgend Town Centre - 4.2 Miles * Cardiff City Centre - 25.2 Miles * J36 of the M4 Motorway -3.2 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access via a solid wood door leading into an entrance hallway with laminate flooring and staircase leading to the first floor.

The main living room is a generous size reception room with carpeted flooring, windows to the front and windows overlooking the rear. Built-in under-stairs storage and door leading into the kitchen/breakfast room.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over. Ceramic tiled flooring, brick tiled splashbacks and windows overlooking the rear. Appliances to remain include stainless steel sink, 5-ring gas hob with oven and grill. Space and plumbing is provided for two further appliances and space for a freestanding fridge freezer. There is ample space for a breakfast table, window to the side and stable style door out to the rear garden.

FIRST FLOOR

The first floor landing offers fitted carpets.

Bedroom one is a generous size bedroom spanning the width of the property with carpeted flooring and windows to the front.

Bedroom two is a further double bedroom with exposed wood flooring and window to the rear.

The family bathroom has been fitted with a 4-piece suite comprising of a tiled jacuzzi bath, double walk-in shower enclosure, WC and wash-hand basin. With tiled flooring, partly tiled walls, windows to the side and rear and double built-in storage cupboard housing the gas combi boiler.

GARDENS AND GROUNDS

Approached off Park Terrace there is on-road parking to the front, rear access for a vehicle which leads around to the detached single garage with power supply and timber gates leads into the rear garden. The rear garden is a low maintenance garden set over two tiers predominantly laid with patio slabs.

SERVICES AND TENURE

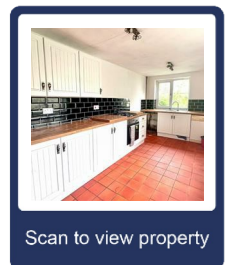
I Grade II Listed Building.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		64
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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