

58 Morfa Street
Bridgend
CF31 1HD

£196,000



- Traditional Three Bedroom Semi Detached
- Two Separate Reception Rooms
- Fitted Kitchen
- Upstairs Bathroom With Downstairs WC
- Gated Driveway With Front Garden
- Large Rear Garden Ideal For a Family
- Cul De Sac Location
- Walking Distance To Town Centre & Railway Station
- Easy Access To M4 & A48
- OFFERED WITH VACANT POSSESSION

Ref: PRA11018

Viewing Instructions: Strictly By Appointment Only

General Description

A THREE BEDROOM SEMI DETACHED HOME IDEAL FOR A FAMILY AS IT HAS AN EXCELLENT SIZE GARDEN, OFFERED WITH NO ONGOING CHAIN We are pleased to offer to the market the opportunity to purchase this traditional semi detached property situated in a cul-de-sac location, walking distance to the town centre, bus and mainline train stations. The M4 at junctions 35 and 36 and the A48 are a short distance drive away. The property has had some recent upgrades to include freshly painted inside throughout and outside render, new fascias, soffits and gutters, new fitted carpets and a combination boiler approximately one year old. The property has some of it's original features which adds character and briefly comprises of: Entrance hallway, two separate reception rooms, cloakroom / WC, fitted kitchen, to the first floor there are three bedrooms and a family bathroom. The outside has an enclosed front garden with a gated driveway and an exceptionally large rear garden. To find out more or to arrange an appointment to view this property, call us on 01656 750764

Accommodation



Entrance Hallway

Enter via the UPVC front door into the hallway. Skimmed and painted ceiling and walls. Staircase leading to first floor. Fitted carpets. UPVC double glazed window. Under stairs storage cupboards. Radiator. Doors to cloakroom / WC and downstairs rooms.



Cloakroom/w.c (3' 10" x 2' 7") or (1.16m x 0.79m)

Skimmed walls and sloping ceiling. UPVC obscure glazed window to side. Two piece suite which includes a WC and wash hand basin with tiling to splash back. Electric trip switch box. Ceramic tiled floor.



Lounge (12' 0" x 11' 2") or (3.66m x 3.41m)

Skimmed walls and high ceilings. UPVC walk in bay window looking out onto the front garden. Fitted carpets. Radiator.



Dining Room (10' 11" x 10' 11") or (3.33m x 3.32m)

Skimmed walls and high ceilings. Door and window looking out onto the beautiful garden, this being a focal point of this room. Fitted carpets. Radiator.



Kitchen (12' 11" x 6' 9") or (3.93m x 2.07m)

A fully fitted extended kitchen which comprises of a range of low level cupboards, inset draws and breakfast bar with coordinating work surfaces and tiling to splash back areas. Integrated electric oven and hob with a canopy extractor over. Plumbing for automatic washing machine and stainless steel sink with drainer and mixer tap. Skimmed and painted walls and ceiling with spots lights. Two UPVC double glazed windows, one to the side and other over looking the garden. Ceramic tiled floor. Wall mounted central heating boiler approximately one year old.

Landing

The landing has skimmed and painted walls and ceiling with access to the loft, which we have been informed is a very large area. Doors off to all first floor rooms. Stained glass window to side elevation. Fitted carpets.



Bedroom One (11' 9" x 11' 0") or (3.59m x 3.36m)

Situated to the rear of the property with UPVC double glazed window overlooking the rear garden with radiator under. Skimmed walls and ceiling. Fitted carpets.



Bedroom Two (11' 6" x 11' 0") or (3.50m x 3.36m)

Situated to the front of the property with UPVC double glazed walk in bay window overlooking the front garden with radiator under. Skimmed walls and ceiling. Fitted carpets.



Bedroom Three (8' 2" x 6' 9") or (2.48m x 2.05m)

Situated to the front of the property with UPVC double glazed window overlooking the front garden. Skimmed walls and ceiling. Fitted carpets. Radiator.



Bathroom (5' 11" x 5' 7") or (1.80m x 1.70m)

The bathroom is situated to the rear of the property with an UPVC double glazed window overlooking the garden. The three-piece bathroom is white which includes a pedestal washbasin and a bathtub with shower and screen. Ceramic tiled walls and floor. Radiator. Extractor.



Garden

The rear garden is fully enclosed and of generous size. It is mainly laid to lawn and has a large patio area. Access via the side to the front.



Front Of Property

The front garden is enclosed and gated with a stoned driveway. It is enclosed with hedgerow and has a nice size lawn area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

Tenure

We are informed that the tenure is Freehold

Council Tax

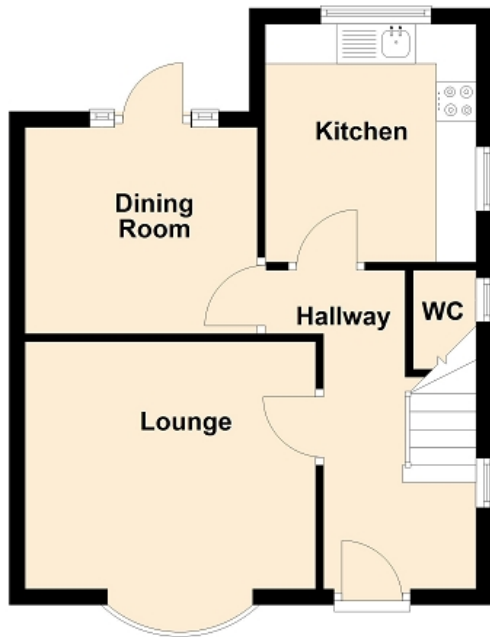
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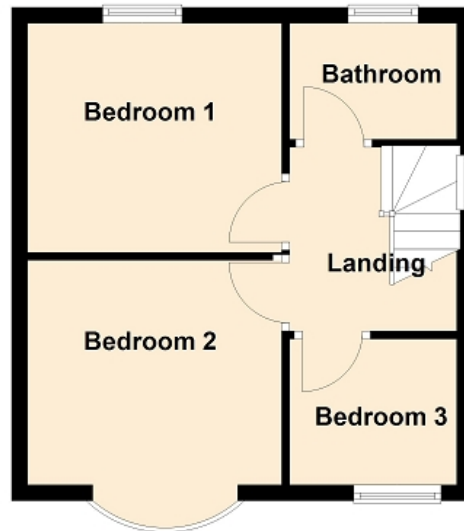
Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Total area: approx. 68.9 sq. metres (742.2 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.