



Park Street, Bridgend, Bridgend County.  
CF31 4BB

£435,000



## Park Street, Bridgend, Bridgend County. CF31 4BB

Substantial five/six bedroom semi detached house offering spacious accommodation arranged over several floors. The property benefits from a bespoke open plan kitchen/diner, EN SUITE TO BEDROOM ONE and enclosed South facing rear garden. Must be viewed.

£435,000

- Extended 5/6 bedroom semi detached house
- Generous south facing rear garden
- Flexible accommodation arranged over 3 floors
- Recently fitted combi boiler / EPC - C
- Bespoke solid wood kitchen with granite worktops
- MUST BE VIEWED TO FULLY APPRECIATE



## DESCRIPTION

Introducing this generous family home arranged over 3 storeys and providing flexible accommodation for an extended family. The property benefits from 5/6 bedrooms, 3/4 reception rooms and a family kitchen / breakfast room and diner. The property is within easy walking distance of Bridgend town centre providing access to the mainline train and bus stations. Viewing is highly recommended.

## ENTRANCE

Via the side of the property through PVCu double glazed French doors into the inner hallway.

## INNER HALLWAY

Half height ceramic tiles and pressed mosaic tiled flooring into the entrance hall.

## ENTRANCE HALL

Good sized entrance hall finished with papered and coved ceiling, skirting and wooden block Herringbone flooring. Crescent PVCu double glazed stain glass window to the front and high level picture shelf. Stairs leading to the first floor with under stairs storage and further under stairs storage with circular window to the side and recessed LED lights.

## RECEPTION 1 (13' 5" x 14' 11") or (4.10m x 4.55m)

Overlooking the front via PVCu double glazed bay window with fitted venetian blind and finished with coved ceiling, emulsioned walls and wood effect flooring. Cast iron open fireplace with wooden mantle.

## LOUNGE (13' 1" x 15' 1") or (4.00m x 4.60m)

Overlooking the rear garden via PVCu double glazed french doors with side glazed panels and finished with skimmed and emulsioned ceiling with coving, emulsioned walls with high level feature picture rail, skirting and wood effect flooring. Built in multi fuel burner with slate hearth and timber mantle.

## L-SHAPED KITCHEN / DINER (34' 5" max x 23' 0" max) or (10.50m max x 7.0m max)

The breakfast area is finished with emulsioned and coved ceiling, emulsioned walls, skirting and tiled flooring. Leading through into the dining area room which overlooks the front via PVCu double glazed window and is finished with a vaulted ceiling, emulsioned walls, skirting and a continuation of the tiled flooring.

The kitchen is finished with a range of bespoke hand made low level and wall mounted solid wood units with a granite roll top work surface and ceramic tiles to the splash back. Overlooking the rear via PVCu double glazed window with fitted venetian blind and access to the side patio via PVCu double glazed French doors. Emulsioned and coved ceiling, emulsioned walls and a continuation of the tiled flooring. Double belfast sink with swan neck tap and splash back plinth. Space for American style fridge/freezer and Range cooker. Ample storage and breakfast bar, feature ceiling beams and feature facing brick wall. Built in larder cupboard with recessed LED lighting and full height shelving. Hidden wall mounted Ideal Logic combi 35 gas fired boiler.

## REAR PORCH/UTILITY AREA

Vaulted ceiling, emulsioned walls, skirting and wood effect flooring. Plumbing for automatic washing machine and space for tumble dryer. Roll top work surface and additional kitchen storage.



## DOWNSTAIRS SHOWER ROOM

Vaulted ceiling with central ceiling light, emulsioned walls with half height ceramic tiles and ceramic tiles to the floor. Three piece suite in white comprising w.c. wall mounted corner wash hand basin with mixer tap and quadrant style shower cubicle with sliding glazed doors and wall mounted electric shower.

## RECEPTION 3/STUDY (11' 6" x 11' 10") or (3.50m x 3.60m)

Vaulted ceiling with fitted velux ceiling lights, emulsioned walls, skirting and wood effect flooring.

## MEZZANINE / BEDROOM (10' 2" x 6' 7") or (3.10m x 2.0m)

Vaulted ceiling, PVCu double glazed picture window to the side, emulsioned ceiling and walls, skirting and laminate flooring. Stairs leading down to reception room four.

## RECEPTION 4 (13' 1" x 10' 2") or (4.0m x 3.10m)

Access to the rear garden via PVCu double glazed French doors and PVCu frosted glazed window to the side, finished with wooden tongue and groove ceiling, emulsioned walls, skirting and wood effect flooring. Fitted storage cupboard housing hanging rail.

Note: This area would make ideal living accommodation for an independent or older member of the family.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed stained glass window on the stairwell to the first floor landing with skimmed and coved ceiling, emulsioned walls with high level picture rail, skirting and fitted carpet.

## BATHROOM

PVCu frosted glazed window to the side with fitted venetian blind and radiator. Four piece suite in white comprising w.c. raised and mounted wash hand basin with chrome mixer tap, vanity shelf and storage below, freestanding slipper bath with chrome mixer tap and shower attachment and walk in shower with pull down seat and hand attachment, concertina door and wall mounted electric shower with ceramic tiles to the splash backs.

## BEDROOM 1 (21' 8" x 9' 10") or (6.60m x 3.0m)

Overlooking the rear via PVCu double glazed window with fitted shutters and velux skylights (one on auto sensor). Emulsioned ceiling and walls, skirting and wood effect laminate flooring and doorway through to the en suite.

## EN-SUITE

Central light fitting and three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and quadrant style shower cubicle with wall mounted electric shower and ceramic tiles to the splash back.

## BEDROOM 2 (15' 1" x 12' 2") or (4.60m x 3.70m)

Overlooking the front via PVCu double glazed bay window with fitted venetian blind and finished with coved ceiling, emulsioned walls with one feature papered wall, skirting and exposed floorboards. One wall has floor to ceiling, wall to wall fitted wardrobes comprising two doubles, central dressing table with drawers below and overhead fitted storage.



### **BEDROOM 3 (11' 10" x 13' 1") or (3.60m x 4.0m)**

Overlooking the rear garden via PVCu double glazed window with fitted venetian blind and finished with skimmed and coved ceiling, emulsioned walls, skirting and wood effect laminate flooring.

### **BEDROOM 5 (9' 6" x 7' 10") or (2.90m x 2.40m)**

Overlooking the front via PVCu double glazed window and finished with coved ceiling, emulsioned walls with high level feature border and mural, skirting and laminate flooring.

### **SECOND FLOOR LANDING**

Via stairs with fitted carpet and wooden balustrade and PVCu double glazed window with fitted venetian blind on the half landing. Fitted storage.

### **LOFT ROOM (16' 5" x 9' 10") or (5.0m x 3.0m)**

Two double glazed velux sky lights with fitted venetian blinds to the rear, vaulted ceiling, emulsioned walls with exposed beams and laminate flooring. Feature painted chimney breast and storage into the eaves.

### **OUTSIDE**

Enclosed South facing rear garden laid to lawn with mature trees and shrubs to the right hand side, steps leading up to patio area and doorway back to the front of property.

### **DIRECTIONS**

Travelling out of Bridgend along Park Street. The property can be found on the left hand side.

### **NOTE**


The vendor informs us that the property is freehold however the title deeds have not been inspected.

The roof, electrics and boiler have all recently been replaced. All building certificates are available for work undertake.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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