



St Marie Street, Bridgend, Bridgend County.  
CF31 3EE

£295,000





## St Marie Street, Bridgend, Bridgend County. CF31 3EE

Three bedroom DETACHED home situated in a central location comprising entrance hall, TWO RECEPTION ROOMS, kitchen/breakfast room, DOWNSTAIRS WC, three bedrooms, bathroom, DETACHED SINGLE GARAGE, OFF ROAD PARKING and GENEROUS enclosed rear garden. NO ONGOING CHAIN.

**£295,000 - Freehold**

- Three bedroom detached house
- Located within easy walking distance of Bridgend town centre
- Detached garage/ good off road parking
- Generous enclosed rear garden
- Ideal for refurbishment/ extension
- No ongoing chain/ EPC - D, Council tax bill - E





## DESCRIPTION

Introducing this well located three bedroom detached home offering easy access to Bridgend town centre and main line station as well as being within close proximity of Old Castle Primary School and Brynteg Secondary School. This property does require modernisation, however offers a fantastic opportunity for further extension/development with a generous enclosed south facing rear garden, detached single garage and good off road parking. This property is sold with no onward chain.

## ENTRANCE PORCH

Via frosted glazed PVCu double glazed French doors into the porch finished with PVCu tongue and groove ceiling, three aspects of PVCu frosted glazing, tiled floor and glazed timber internal door leading through to entrance hall.

## ENTRANCE HALL

Papered and coved ceiling, papered walls, skirting and fitted carpet. High level fitted storage cupboard housing electric box. Doors into the downstairs WC, reception one and reception two.

## DOWNSTAIRS W.C.

Central light fitting, full height ceramic tiles to the wall and original mosaic tiles to the floor. Two piece suite comprising WC and a wall mounted wash hand basin.

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

Overlooking the front of the property via PVCu double glazed bay window with fitted vertical blinds and finished with central light fitting, papered and coved ceiling, papered walls, skirting and fitted carpet. Feature mantel in white, recessed shelf and storage below. (Fire currently not in use).

## RECEPTION 1 (20' 8" x 11' 6") or (6.30m x 3.50m)

Overlooking the rear garden via two PVCu double glazed windows and finished with two matching central light fittings, papered ceiling and walls, skirting and fitted carpet. Central feature fireplace with ceramic hearth, surround and wood mantel.

## KITCHEN/BREAKFAST ROOM (9' 6" x 8' 10") or (2.90m x 2.70m)

Dual aspect natural light via a PVCu double glazed window to the side and to the rear and a part frosted glazed PVCu door leading out to the rear covered area. Wall mounted Baxi gas fired boiler, central light fitting, papered ceiling and walls and lino flooring. A range of freestanding kitchen units and one fitted low level unit housing an inset one and a half basin sink with mixer tap and drainer. Space for fridge/freezer, cooker and washing machine. Storage cupboard housing the pantry. Two further storage cupboards with one housing the water tank.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a double wooden balustrade. Access to loft storage, papered ceiling and walls, skirting and fitted carpet.

## BEDROOM 1 (13' 1" x 12' 4") or (4.0m x 3.75m)

Overlooking the front via PVCu double glazed window and finished with papered ceiling and walls, skirting and fitted carpet. Fitted storage cupboard.



## **BEDROOM 2 (11' 8" x 9' 10") or (3.55m x 3.00m)**

Overlooking the rear via a PVCu double glazed window with a fitted roller blind and finished with papered ceiling and walls, skirting and fitted carpet.

## **BEDROOM 3 (10' 10" x 8' 4") or (3.30m x 2.55m)**

Overlooking the rear via PVCu double glazed window with a fitted roller blind and finished with papered ceiling and walls, skirting and fitted carpet.

## **FAMILY BATHROOM**

PVCu frosted glazed window with a fitted roller blind to the side, papered ceiling and walls with half height ceramic tiles, radiator and a fitted carpet. Three piece suite in white comprising WC, wash hand basin and bath.

## **OUTSIDE**

To the rear garden there is a covered area of patio overlooking a generous rear garden laid to lawn enclosed by mature trees and shrubs. Outside tap. Timber storage shed.

Enclosed front garden laid to lawn with central pathway leading to the porch. Gated access to driveway suitable for parking two cars with a car port and a detached single garage.

## **DETACHED GARAGE**

Traditional up and over door.

## **DIRECTIONS**

From Bridgend Town take Ewenny Road, turn right onto Grove Road. Turn right onto Merthyr Mawr Road, turn right onto St. Marie Street.


## **NOTE**

We have been advised that the property is freehold, however title deeds have not been inspected.

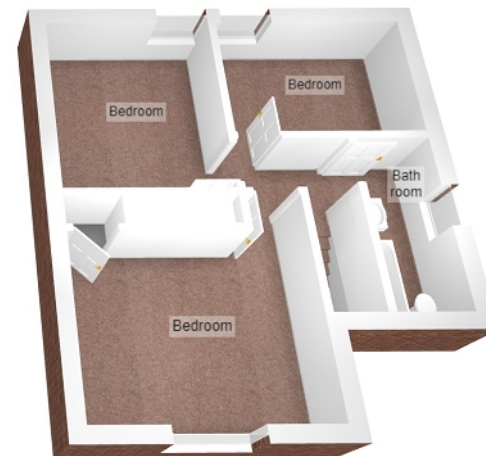
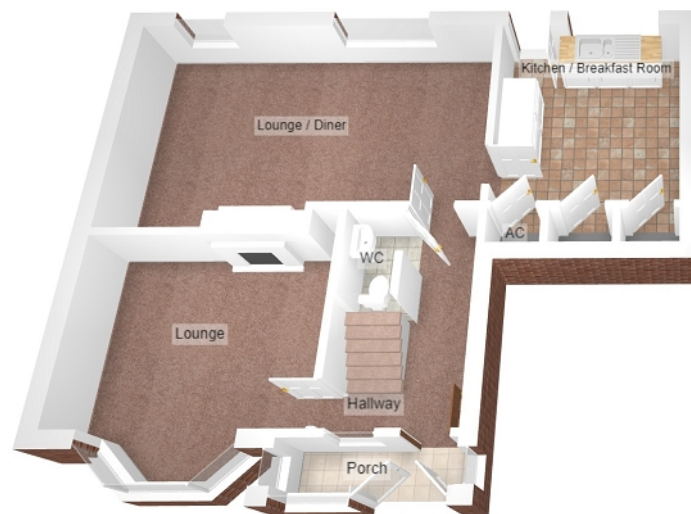


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>                            |                         | 80  |
| (55-68) <b>D</b>                            | 58                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | 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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