

FOR  
SALE



41 Park Street, Bridgend, Mid Glamorgan CF31 4AX

£150,000 - Freehold



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## PROPERTY SUMMARY

Three bedroom mid terrace property situated within walking distance of Bridgend town centre providing access to the mainline train station, bus station, amenities and facilities. The property comprises entrance hall, TWO RECEPTION ROOMS, kitchen/diner, three bedrooms, family bathroom, ENCLOSED REAR GARDEN, OFF ROAD PARKING AND GARAGE TO THE REAR.

## POINTS OF INTEREST

- Three bedroom mid terrace house
- Two reception rooms
- Kitchen/diner
- Upstairs family bathroom
- Enclosed rear garden
- Off road parking/ garage to the rear
- EPC - D/ Council tax band - C



## ROOM DESCRIPTIONS

### Entrance

Via PVCu glazed front door with PVCu window above. Textured ceiling, spot light, textured walls and tile effect vinyl flooring. Glazed internal door leading into the hallway.

### Entrance Hall

Emulsioned and coved ceiling, papered walls, continuation of the tile effect vinyl flooring. Stairs leading to first floor. Doors leading to two reception rooms.

### Reception room 1

3.30m x 3.70m (10' 10" x 12' 2") Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, two arch alcoves with cupboards, radiator, tiled fireplace and fitted carpet.

### Reception 2

3.70m x 3.90m (12' 2" x 12' 10") Emulsioned ceiling and walls with one textured wall, window overlooking the rear of the property, radiator, stone effect cladded wall with wooden mantel, hearth and open fireplace, feature alcoves either side of the fireplace and fitted carpet. Door leading down to the kitchen.

### Kitchen/ diner

3.10m x 6.90m (10' 2" x 22' 8") Via six steps with fitted carpet and balustrade into the kitchen. Emulsioned and coved ceiling, spot lights, part panelled/ part emulsioned walls, PVCu window overlooking the rear of the property, PVCu window overlooking the side of the property, radiator and tiled flooring, Door leading to lean-to. A range of kitchen units with complementary wooden work surface., Built in dishwasher. Space for fridge/freezer. Glass and stainless steel cooker hood. Flavel range cooker with five ring hob.

### Lean-to

Corrugated roof. PVCu door leading out to the rear garden.

### First floor landing

Via stairs. Emulsioned ceiling, access to attic, papered walls and cupboard. Doors leading to three bedrooms and bathroom.

### Bedroom 1

1.90m x 4.90m (6' 3" x 16' 1") Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the front of the property, radiator and fitted carpet.

### Bedroom 2

2.30m x 3.70m (7' 7" x 12' 2") Emulsioned and coved ceiling, emulsioned walls and fitted carpet.

### Bedroom 3

3.50m x 2.90m (11' 6" x 9' 6") Emulsioned and coved ceiling, emulsioned walls, PVCu window overlooking the rear of the property radiator and fitted carpet.

### Bathroom

3.20m x 3.20m (10' 6" x 10' 6") Via carpeted steps. Cupboard housing boiler. Emulsioned and coved ceiling, part emulsioned/part aqua panelled walls, PVCu window overlooking the side of the property, radiator and tile effect vinyl flooring. Four piece suite comprising low level WC, pedestal sink with mixer tap, shower cubicle with electric shower, corner bath with mixer tap and hand attachment.

### Outside

Enclosed rear garden mainly laid to lawn with concrete pathway. Wooden gate to the rear of the property leading to off road parking and garage.

### Garage

Situated to the rear of the property.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Garage.

**Heating Sources:** Air Source Heat Pump. Central. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

### Mobile Signal

4G excellent data and voice

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Granite or whinstone, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 43% of fixed outlets

**EPC Rating:** D (63)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

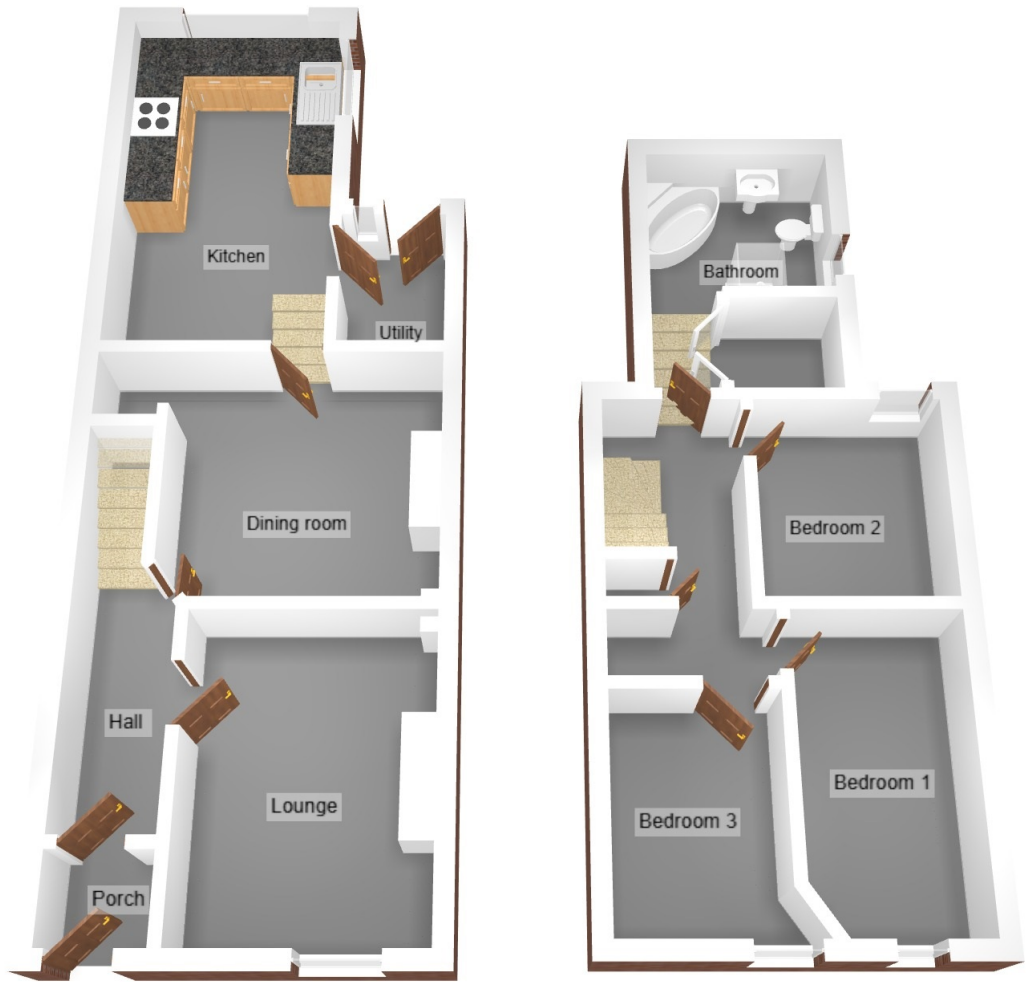
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC