

38, South Street
Bridgend, CF31 3ED

Watts & Morgan









38, South Street

Bridgend CF31 3ED

£175,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A perfect first-time purchase, this well-presented two-bedroom mid-terraced property is within walking distance of Bridgend Town Centre and is offered to the market with no onward chain. The home enjoys convenient access to local schools, shops and transport links, making it an ideal choice for buyers seeking both comfort and convenience. The accommodation comprises a porch, an open-plan lounge/dining room and a modern kitchen. To the first floor, there are two double bedrooms and a contemporary shower room. Externally, the property benefits from a private driveway to the front providing off-road parking for two vehicles, along with both front and rear gardens—offering scope for outdoor living or low-maintenance landscaping. Chain free.

Directions

Bridgend 1.4 miles Cardiff 23 miles Junction 36 3.9 miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door, the property opens into a tiled porch with an internal door leading into the open-plan living space. The open-plan living room features wood-effect laminate flooring, a front-facing window, a wall-mounted feature fireplace and a staircase rising to the first-floor landing. There is ample space for both lounge and dining furniture, creating a versatile and sociable layout. The kitchen is fitted with a modern range of coordinating wall and base units with complementary work surfaces and a breakfast-bar area with space for high stools. It benefits from tiled flooring, tiled splashbacks, spot lighting, a rear-facing window and a uPVC door opening to the rear garden. Integrated appliances include a 4-ring gas hob with oven/grill and extractor hood, with space provided for a freestanding fridge/freezer and washing machine.

The first-floor landing features carpeted flooring with doors leading to all rooms. Bedroom One is a double bedroom with carpeted flooring and a front-facing window. Bedroom Two is positioned to the rear, also with carpeted flooring and a rear-facing window. The shower room is fitted with a three-piece suite comprising a corner shower enclosure, WC and wash-hand basin, with tiled walls and flooring for a clean, modern finish.

GARDENS AND GROUNDS

Approached off South Street, No.?38 benefits from a private driveway to the front providing off-road parking for two vehicles. A pathway leads to the front door, with the front garden laid to lawn and featuring a patio area ideal for outdoor furniture and seating. To the rear of the property is a fully enclosed garden laid with decking and bordered by brick walls, creating a low-maintenance and versatile space for outdoor living.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C" Council Tax "B".

AML

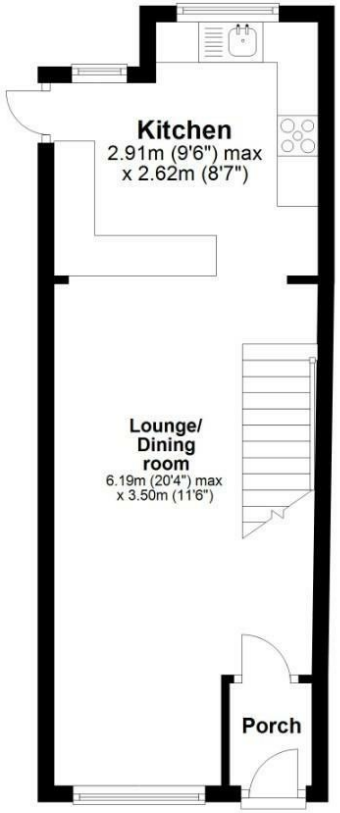
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

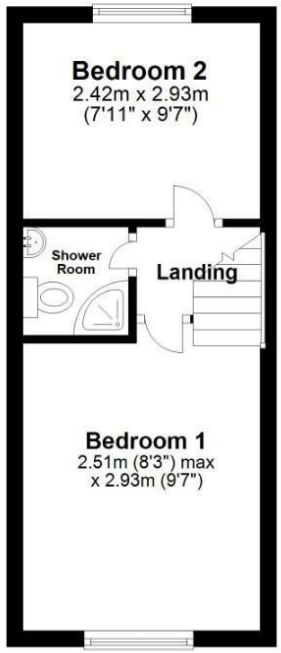
Ground Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



First Floor

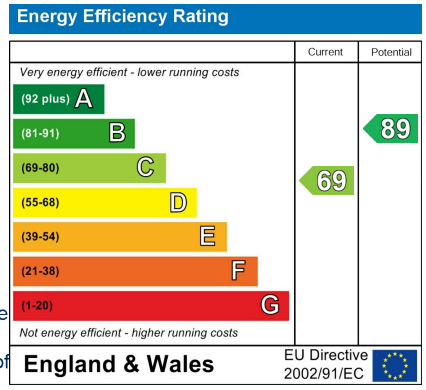
Approx. 21.6 sq. metres (232.4 sq. feet)

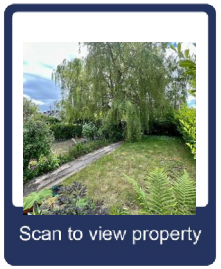


Total area: approx. 48.9 sq. metres (525.9 sq. feet)









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