



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

£249,950



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

Well presented three bedroom semi detached house comprising, welcoming entrance hall, TWO RECEPTION ROOMS, modern fitted kitchen, ground floor shower room, first floor bathroom, three good sized bedrooms, enclosed rear garden and DRIVEWAY PARKING TO THE FRONT. Viewing highly recommended.

£249,950 - Freehold

- Three bedroom semi detached house
- Well presented throughout
- Downstairs shower room and first floor bathroom
- Modern fitted kitchen, EPC-E
- Enclosed rear garden and driveway parking to the front
- VIEWINGS STARTING THE 28TH OF JUNE



## DESCRIPTION

Introducing this well presented three bedroom semi detached house situated in a great location within walking distance of Bridgend town centre which benefits from train and bus stations and all facilities and amenities. The property further benefits from two reception rooms, ground floor shower room and first floor bathroom, three good sized bedrooms, enclosed rear garden and off road parking to the front. Viewing is highly recommended to fully appreciate.

## ENTRANCE

Via PVCu door into the welcoming entrance hall.

## ENTRANCE HALL

Papered and coved ceiling, papered walls, radiator and laminate flooring. Staircase with fitted carpet to the first floor and PVCu frosted double glazed window to side.

## DOWNSTAIRS SHOWER ROOM

Artexed and coved ceiling, part emulsioned/part tiled walls and water proof laminate flooring. Three piece suite comprising wash hand basin set within a modern vanity unit with chrome tap, shower cubicle with mains fed shower, shower rail and curtain and low level w.c. Two PVCu double glazed windows to rear of property.

## RECEPTION ROOM 2 (10' 6" x 10' 5") or (3.20m x 3.17m)

Artexed and coved ceiling, emulsioned walls, laminate flooring, radiator and PVCu double glazed window to front of property.

## RECEPTION ROOM 1 (13' 11" x 11' 9") or (4.23m x 3.58m)

Artexed and coved ceiling, emulsioned walls, laminate flooring, radiator, recessed walls and feature papered chimney breast with inset area ideal for electric fire. PVCu double glazed window to front of property.

## KITCHEN (11' 8" x 6' 4") or (3.55m x 1.94m)

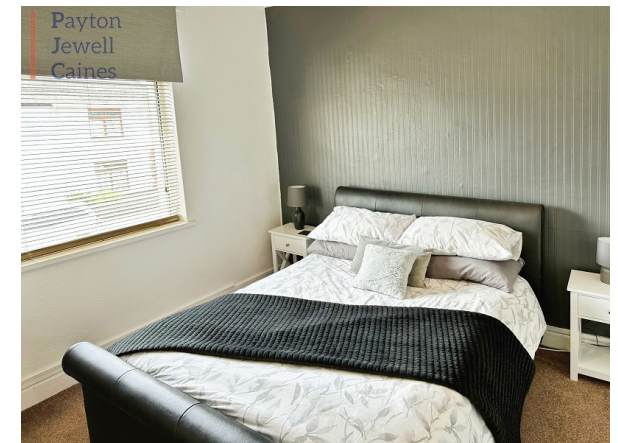
Accessed via reception room one and finished with artexed and coved ceiling, emulsioned walls with modern tiling to splash back areas. A range of wall and base units in oak effect with chrome handles and complementary work surfaces. Built in electric oven and hob and concealed extractor hood. Stainless steel single drainer sink unit with mixer tap and plumbing for automatic washing machine. Integral fridge and freezer. PVCu double glazed window and hardwood part panelled double glazed door to rear.

## LANDING

Papered and coved ceiling, papered walls, fitted carpet and spindle balustrade. PVCu double glazed window to side and radiator.

## FAMILY BATHROOM (5' 11" x 5' 9") or (1.81m x 1.76m)

Artexed and coved ceiling, fully tiled walls and laminate flooring. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath. Radiator and PVCu frosted double glazed window to rear of property.



### **BEDROOM 1 (11' 9" x 9' 7") or (3.58m x 2.93m)**

Artexed and coved ceiling, emulsioned walls with one feature papered wall, fitted carpet and radiator. Four door wardrobe space and PVCu double glazed window to front of property.

### **BEDROOM 2 (10' 7" x 10' 2") or (3.22m x 3.10m)**

Artexed and coved ceiling, papered walls with one feature papered wall, fitted carpet, radiator and PVCu double glazed window to front of property.

### **BEDROOM 3 (10' 2" x 8' 10") or (3.09m x 2.68m)**

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator, three door wardrobe space and PVCu double glazed window to rear of property.

### **OUTSIDE**

The frontage is enclosed by wall with block pavia driveway with parking for approximately two vehicles. The front entrance is to the side of the property with a gate leading to the rear garden.

The rear garden is enclosed and bounded by part wood panel fencing and natural stone wall which is adjacent to the school, laid to lawn with wood decked and patio areas ideal for garden furniture. Storage shed and pergola area.

### **DIRECTIONS**


From Bridgend Town take Ewenny Road, turn right onto Grove Road. Turn right onto Merthyr Mawr Road, turn right onto St. Marie Street and the property is on the left.

### **NOTE**

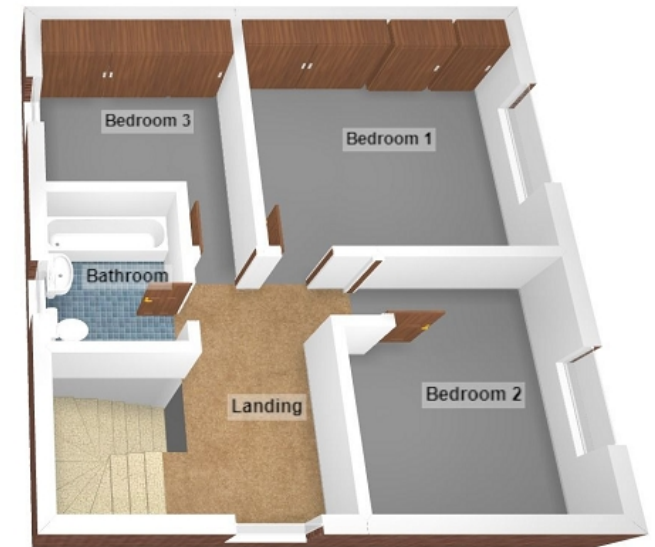
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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