



Payton  
Jewell  
Caines

Morfa Street, Bridgend, Bridgend County.  
CF31 1HD

£229,950



# Morfa Street, Bridgend, Bridgend County. CF31 1HD

Well presented extended three bedroom semi detached house comprising entrance hall, lounge/ diner, kitchen, family bathroom and enclosed rear garden. Walking distance of Bridgend town centre.

**£229,950 - Freehold**

- Extended three bedroom semi detached house
- Well presented throughout
- Open plan lounge/diner
- Enclosed rear garden
- Walking distance of Bridgend town centre
- EPC - D / Council tax - C



## DESCRIPTION

Introducing for sale this wonderfully presented three bedroom semi detached family home situated within easy walking distance of Bridgend town centre giving access to the mainline train and bus stations as well as all the retail facilities. The property has been well maintained by the current owner and benefits from a beautiful rear garden and open plan kitchen/diner. Internal viewing is highly recommended to fully appreciate all this property has to offer.

## ENTRANCE

Via PVCu glazed and panelled door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, radiator, stained glass window to the side of the property and wood effect laminate flooring. Open under stairs storage housing the newly fitted gas and electric meters and additional storage.

## LOUNGE/DINER (21' 2" x 11' 10") or (6.46m x 3.60m)

Open plan lounge/diner finished with emulsioned ceiling and walls with one feature papered wall, PVCu bay window to the front of the property with fitted blinds and large PVCu double glazed window overlooking the rear garden. Radiators, fitted carpet and fireplace housing a gas fired boiler and marble mantle.

## KITCHEN (19' 4" x 11' 11") or (5.89m x 3.62m)

Accessed via a wooden half panelled/half glazed door. Emulsioned ceiling with four pendant lights, emulsioned walls with stone effect tiling to splash back areas and tiled flooring. Radiator, two PVCu double glazed windows to the side of the property, PVCu double glazed window overlooking the rear garden and part glazed PVCu door leading out to the rear garden. A range of low level and wall mounted units in wood effect shaker style with grey square edge work tops housing a stainless steel one and half bowl sink with chrome mixer tap. Stainless steel five ring gas burner with stainless steel extractor hood. Integrated stainless steel double oven, fridge/freezer and slim line dishwasher. Space for washing machine and tumble dryer. Breakfast bar matching the kitchen units and work top with seating and additional storage.

## LANDING

Via stairs with fitted carpet, wooden spindle balustrade and handrail. Oak style doors leading off. Emulsioned ceiling and walls, stained glass window overlooking the side of the property. Loft access and archway leading into a storage area with two wooden fitted storage units, one housing the water tank.

## BEDROOM 1 (11' 11" x 11' 0") or (3.63m x 3.35m)

Emulsioned ceiling and walls with feature papered wall, large PVCu window overlooking the rear of the property, radiator and fitted carpet. Pull string light above the bed.

## BEDROOM 2

Artexed and emulsioned ceiling, emulsioned walls, PVCu bay window to the front of the property with fitted blinds, radiator and light wood effect laminate flooring.



### **BEDROOM 3 (6' 10" x 6' 9") or (2.08m x 2.06m)**

Emulsioned ceiling with inset spot light, emulsioned walls, large PVCu window overlooking the front of the property with fitted blinds, radiator and wood effect laminate flooring. Built in storage over the bed.

### **FAMILY BATHROOM (10' 6" x 8' 8") or (3.21m x 2.63m)**

Artexed and emulsioned ceiling with centre light, part emulsioned/part tiled walls with decorative border, tiled flooring. Four piece suite comprising bath with chrome swan neck tap, separate shower cubicle with glass doors and electric shower, w.c. and wash hand basin in vanity unit with mixer tap, mirror and storage. Frosted PVCu double glazed window overlooking the rear of the property and radiator.

### **OUTSIDE**


The rear garden is bound by panelled fencing and part block wall, concrete steps lead down to a path which leads to an area laid to lawn with borders of mature shrubs and further steps down to a vegetable patch with raised wooden sleepers and raised beds. Wooden shed and green house and side access to the front of the property.

Side return for additional storage, outside tap and further storage shed.



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>	87	91
(69-80) <b>C</b>		
(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		
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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