

101, Morfa Street

Bridgend, CF31 1HD

Watts & Morgan



101 Morfa Street

Bridgend CF31 1HD

£259,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A fantastic opportunity to purchase a spacious 3-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac just a short walk from Bridgend town centre. Well presented throughout, the property offers a bright and versatile layout, including a generous living room, kitchen/diner, ground-floor WC, three good-sized bedrooms and a modern shower room. Outside, the property benefits from a private driveway with ample off-road parking, an extended garage with workshop space and a beautifully landscaped rear garden. Perfectly placed for excellent transport links, Princess of Wales Hospital and Junction 36 of the M4, this is a home that offers both comfort and convenience.



Directions

* Bridgend - 0.3 miles * Cardiff - 21.0 miles * J36 of the M4 - 3.0 miles





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Summary of Accommodation

ABOUT THE PROPERTY

The property is welcomed by a uPVC front door opening into a bright entrance porch with tiled flooring and front-facing windows. The entrance hallway features wood-effect laminate flooring, a side window and stairs rising to the first-floor landing. A convenient ground-floor WC is fitted with a modern two-piece suite comprising WC and wash hand basin. The spacious main living room provides a welcoming reception space, featuring carpeted flooring, a bay window to the front and an attractive central fireplace with hearth and surround. The impressive open-plan kitchen/dining room is ideal for modern family living, with windows overlooking the side and rear, plus patio doors opening directly onto the garden. Tiled flooring and recessed spotlights complement the space, while the fitted kitchen offers a range of matching wall and base units with complementary worktops. Integrated appliances include an oven/grill, four-ring gas hob with extractor and dishwasher, with additional space for a washing machine and freestanding fridge freezer. There is ample room for both a dining table and comfortable seating area.

The first-floor landing is carpeted and provides access to the loft hatch and all three bedrooms. Bedroom one is a spacious double bedroom featuring laminate flooring, fitted wardrobes and a rear-facing window. A useful built-in storage cupboard also houses the gas boiler. Bedroom two is another generous double bedroom, complete with carpeted flooring and an attractive bay window overlooking the front. Bedroom three is a well-proportioned single bedroom with a front-facing window, making it ideal as a child's room, home office or study. The modern shower room is fitted with a three-piece suite comprising a corner shower cubicle, WC and wash hand basin. Wall and floor tiling provide a practical finish, while a rear-facing window brings in plenty of natural light.

GARDENS AND GROUNDS

Tucked away in a quiet cul-de-sac off Morfa Street, No. 101 benefits from a private front driveway providing ample off-road parking. The extended garden features an electric-operated door, a separate workshop and a versatile storage room, both with convenient direct access from the garden. To the rear, the landscaped garden offers a paved patio area, ideal for outdoor entertaining and furniture, with a peaceful woodland backdrop creating a lovely sense of privacy.

ADDITIONAL INFORMATION

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

AML

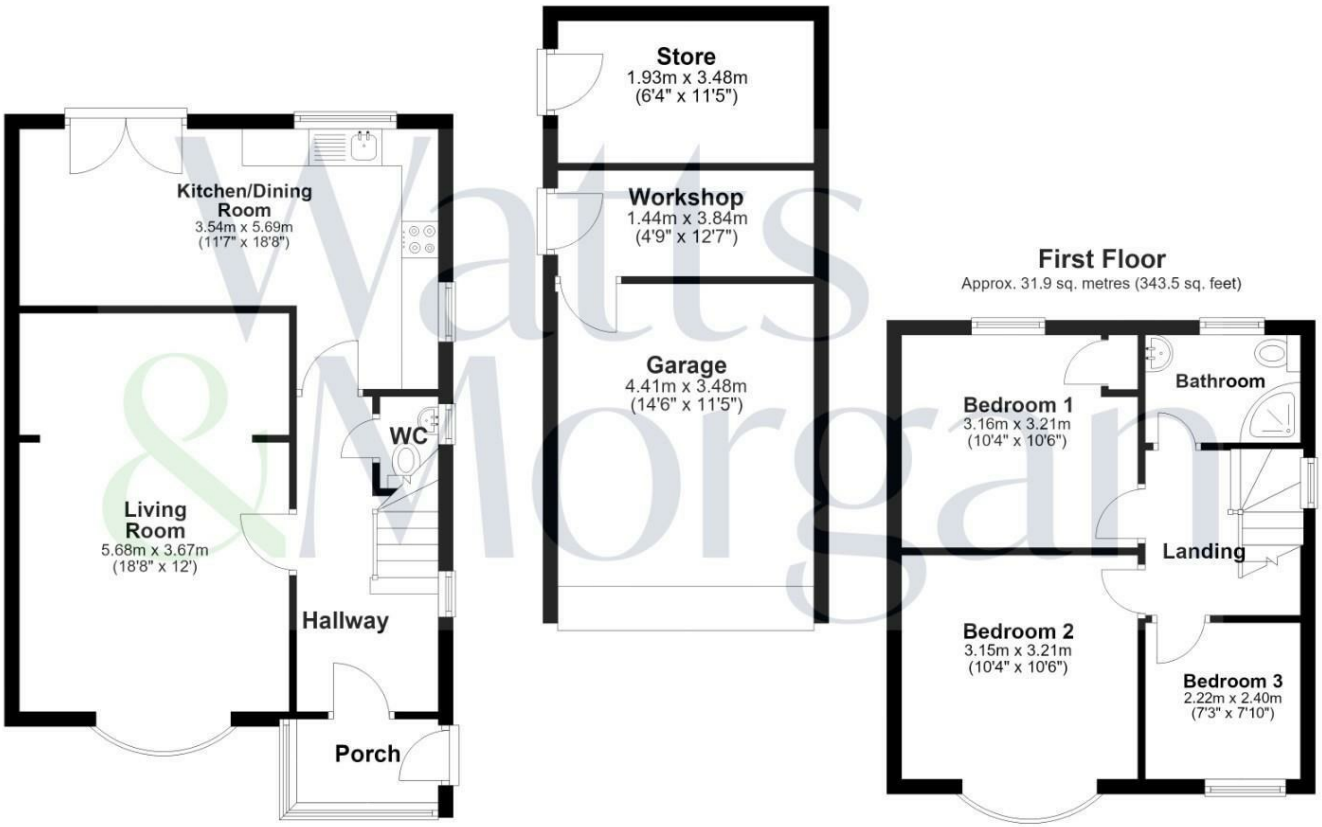
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of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

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Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)
(excluding Garage, Store, Workshop)

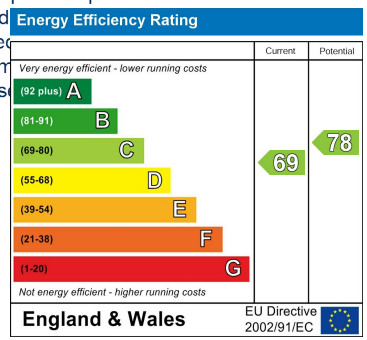


First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)

Total area: approx. 76.9 sq. metres (827.3 sq. feet)

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