



47 Mount Earl
Bridgend
CF31 3EY

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Bridgend, CF31 3EY.

£209,950 - Freehold

- An Extended Semi-Detached Property.
- Located In The Sought After South Side Of Bridgend.
- Convenient For Local Amenities And Transport Links.
- Entrance Hall, Lounge, Dining Room, Conservatory.
- Kitchen, Family Room, Utility, Cloakroom.
- First Floor Landing, Two Double Bedrooms.
- A Further Single Bedroom And A Shower Room.
- Off Road Parking For Several Vehicles.
- A Private Rear Enclosed Garden.
- EPC Rating: E.



Bridgend Town Centre – 0.8 miles

M4 (J36) – 3.0 miles

Cardiff City Centre – 21.5 miles

Swansea City Centre – 22.8 miles

(All distances are approximate)



The Property

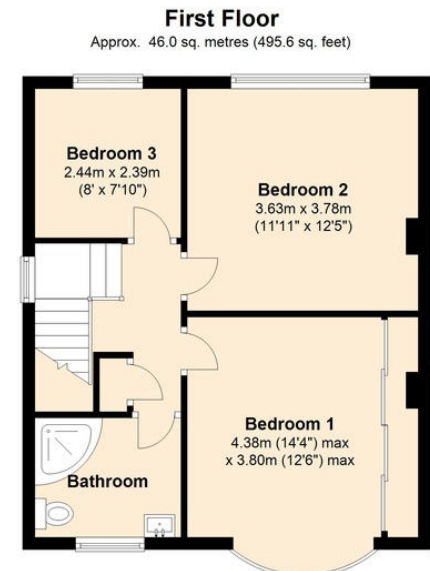
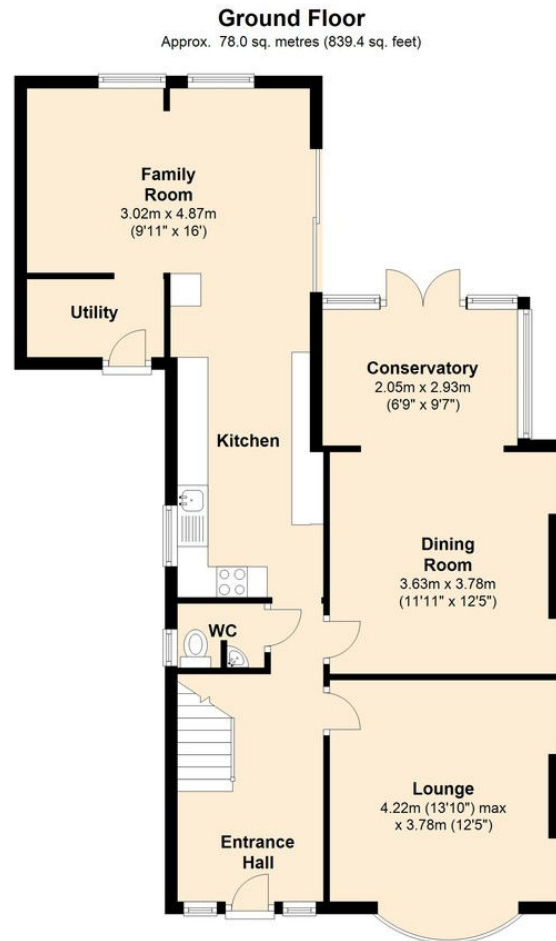
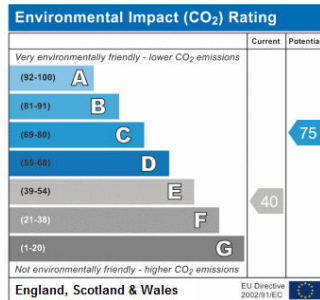
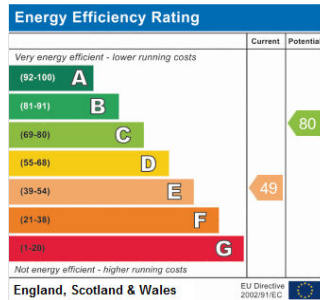
Enter through an obscured double glazed uPVC door with matching side panels into the Entrance Hall which benefits from a mixture of quarry tiled flooring which leads to carpeted flooring and a carpeted staircase leading to the First Floor Landing with an understairs storage cupboard. Located to the front of the property, the Lounge benefits from a central feature chimney breast with mantle, carpeted flooring, picture rails and a double glazed uPVC bay window to the front elevation. The Dining Room benefits from a central feature gas fireplace with back boiler, hearth and surround and carpeted flooring. A broad archway leads to a double glazed uPVC Conservatory with carpeted flooring and double glazed uPVC windows to the rear elevation and double glazed uPVC French doors leading out to the rear gardens. The Kitchen has been fitted with a range of base and wall units with roll top laminate work surface and an inset single drainer stainless steel sink. Appliances to remain include; a freestanding 'New Home' oven and grill with a four ring gas hob and extractor hood over. Space and plumbing has been provided for a freestanding dishwasher and a fridge freezer. The Kitchen further benefits from tiled splashbacks, wood effect vinyl flooring and a timber and glazed window to the side elevation. Located to the rear of the property, the Family Room benefits from carpeted flooring, windows to the rear elevation and a sliding double glazed uPVC patio door leading to the rear enclosed garden. An arch leads to the Utility Area which has been fitted with a range of cupboards and roll top laminate work surface with space and plumbing for freestanding washing machine. The Utility Area further benefits from wood effect vinyl flooring and obscured double glazed uPVC door leading to the side elevation. Serving the ground floor accommodation, the Cloakroom has been fitted with a two piece suite comprising; a corner pedestal hand basin and a low level WC.

The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, an obscured double glazed window to the side elevation and an airing cupboard housing a hot water tank and linen storage. Bedroom One is a spacious double bedroom which has been fitted with a range of wardrobes and further benefits from carpeted flooring and a double glazed uPVC bay window to the front elevation. Located to the rear of the property, Bedroom Two is a further spacious double bedroom which benefits from carpeted flooring and a double glazed uPVC window to the rear elevation. Bedroom Three benefits from carpeted flooring, a loft hatch providing access to the loft space and a double glazed uPVC window to the rear elevation. The Shower Room has been fitted with a three piece white suite comprising; a shower enclosure with electric shower over, a pedestal wash basin and a WC.

To the front of the property is a low maintenance gravelled garden which provides off-road parking for several vehicles with borders planted with a variety of mature trees and shrubbery. To the side of the property is a further gravelled area which has been closed and provides further outdoor space. The rear enclosed private garden has been landscaped with a variety of areas laid to lawn and paved providing ample space for outdoor entertaining and dining. There are a number of Garden Storage Sheds providing additional storage for the property and borders have been planted with a variety of mature trees and shrubbery.



Floorplan & EPC



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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