



# 4 Suffolk Street

Bridgend, CF31 3AL

£99,950 - Freehold

- An end terrace property in a convenient location.
- Close to Bridgend town centre and local amenities.
- Entrance Hall, Dining Room, Lounge, Kitchen.
- Two Bedrooms and a Family Bathroom.
- Rear Enclosed Garden.
- EPC Rating: E.

Bridgend Town Centre – 0.3 miles

M4 (J36) – 2.6 miles

Cardiff City Centre – 21.0 miles

Swansea City Centre – 23.0 miles

(All distances are approximate)



# The Property

---

Enter via a hardwood timber door with glass pane into the Entrance Hall which offers laminate flooring, central ceiling light point, central heating radiator. Located to the front of the property, the Dining Room benefits from tiled flooring, a uPVC double glazed window to the front elevation, central heating radiator, central ceiling light point. The Lounge enjoys a continuation of laminate flooring from the Entrance Hall, central ceiling light point, a uPVC double glazed window to the rear elevation, central ceiling light point, central heating radiator and an understairs storage cupboard. The Kitchen has been fitted with a range of base and wall units with roll top laminate worktops and an inset single drainer sink. Space and plumbing has been provided for freestanding appliances. The Kitchen further benefits from tiled flooring, tiled splashbacks, a wall mounted gas central heating boiler, central ceiling light point, central heating radiator, a uPVC double glazed window to the rear elevation and an obscured double glazed uPVC door to side elevation.

The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a central ceiling light point and a loft hatch providing access to the loft space. Bedroom One benefits from carpeted flooring, a uPVC double glazed window to the front elevation, central ceiling light point, central heating radiator and a built-in walk-in wardrobe. Bedroom Two offers carpeted flooring, central ceiling light point, central heating radiator and a uPVC double glazed window to the rear elevation. The Bathroom has been fitted with a three piece white suite comprising; a panelled bath with 'Triton' electric shower over, a pedestal wash basin and a low level WC. The Bathroom further benefits from partly tiled walls, laminate flooring, central ceiling spotlight and a uPVC double glazed window to the rear elevation.

To the rear of the property the garden benefits from a decked area providing ample space for outdoor entertaining and dining. The garden also benefits from chippings and patio area with a pedestrian gate providing access to a rear lane. The garden also benefits from an aluminium garden storage shed.

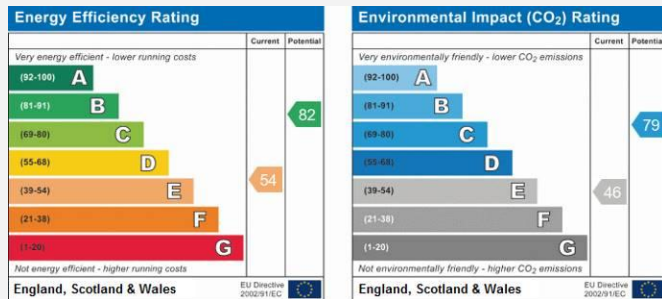
**TENURE:** Freehold.

**SERVICES:** All mains services are connected.

---



# Floorplan & EPC



GROUND FLOOR



1ST FLOOR



[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)  
01656 644288

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.

Bridgend Office  
1 Nolton Street, Bridgend  
CF31 1BX  
T 01656 644 288  
F 01656 768 279  
E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

Penarth Office  
3 Washington Buildings, Stanwell Rd, Penarth,  
Vale of Glamorgan, CF64 2AD  
T 029 2071 2266  
F 029 2071 1134  
E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

Cowbridge Office  
55 High St, Cowbridge,  
Vale of Glamorgan CF71 7AE  
T 01446 773 500  
F 01446 775 757  
E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

Mayfair Office  
Cashel House, 15 Thayer Street,  
London, W1U 3JT  
T 020 7467 5330  
E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)