



69 Morfa Street
Bridgend, CF31 1HD

WATTS & MORGAN 160 YEARS

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£119,950 Freehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts and Morgan are delighted to offer this traditional two bedroom mid terraced property located within walking distance of Bridgend Town Centre. Within close proximity to Junction 36 of the M4 Motorway and McArthur Glen Retail Outlet. The accommodation comprises; entrance hallway, open plan lounge/dining room, kitchen/breakfast room, utility room. First floor landing, two spacious double bedrooms and a large family bathroom. Externally offering a low maintenance frontage and a generous size rear garden. Neutrally decorated throughout and offering no ongoing chain. EPC: 'D'.

- Bridgend Town Centre 0.7 miles
- Cardiff City Centre 22.1 miles
- M4 (J36) 2.1 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a glazed uPVC door into a large hall way which offers laminate flooring and a carpeted staircase to the first floor landing with understairs storage cupboard.

The light and airy open plan lounge/dining room offers dual aspect uPVC windows set within a large bay to the front, an alcove for a feature electric fire and laminate flooring.

Located to the rear of the property is the kitchen/breakfast room which has been fitted with freestanding base units and stainless steel work surface. Integral appliances to remain include: 'Cata' oven with grill and 4-ring electric hob. Further features include; a double inset stainless steel sink unit, breakfast bar area, ceramic floor tiles, large pantry cupboard and a uPVC window to the side elevation.

A glazed timber door leads into a generously sized utility room which provides space and plumbing for white goods and a uPVC glazed door leads to the rear garden.

FIRST FLOOR LANDING

The first floor landing offers a small loft hatch with access to the attic space, fitted carpet and space for a study desk/storage.

The master bedroom is located to the front of the property and offers ample space for furniture, two uPVC windows and fitted carpet.

Bedroom two is a further double room offering a uPVC window to the rear elevation and laminate flooring.

The large family bathroom offers a 3-piece white suite to include; a panelled bath with 'Triton' electric shower over, pedestal wash-hand basin with tiled splashback and WC.

GARDENS & GROUNDS

No.69 is accessed off the road onto a private, wrought-iron gated courtyard-style front garden offering a quarry tiled footpath to front door.

The rear garden is set on two levels and offers a large patio balcony area - ideal for outside dining. The remainder of the garden is laid to Cotswold chippings and offers a large timber shed.

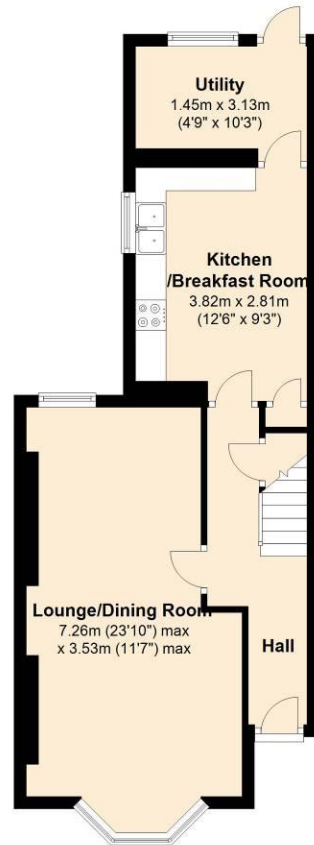
SERVICES AND TENURE

All mains services connected. Freehold



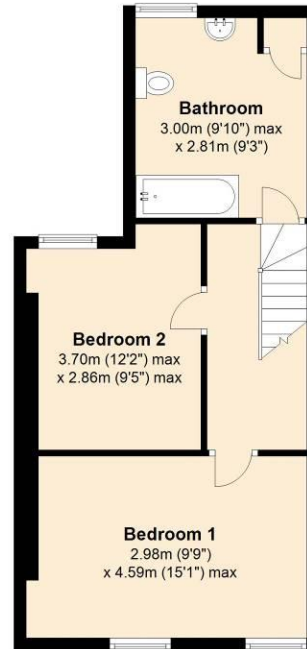
Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)

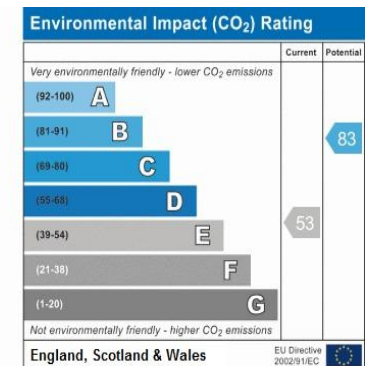


First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 84.8 sq. metres (912.9 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

