



LYNDHURST, 86 PARK STREET
BRIGEND
CF31 4BB

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£306,950 - FREEHOLD

- Cardiff City Centre 23.1 miles
- Swansea City Centre 23.8 miles
- Bridgend Town Centre 0.4 miles
- M4 (J36) 2.3 miles

An Edwardian Semi-Detached Property Located On The Highly Desirable Park Street.

Retaining Many Original Features Throughout The Property, Lyndhurst Is Being Sold With No Onward Chain And Is Conveniently Located For Bridgend Town Centre & Local Transport Links.

The Property Briefly Comprises;
Porch, Entrance Hall, Three Reception Rooms, Conservatory, Kitchen/Breakfast Room, Utility, WC, Five Bedrooms, Bathroom, Shower Room, And A Loft Room.

Externally The Property Benefits From Landscaped Gardens, Garage, And Workshop.

EPC Rating: 'F'.



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Established 150 Years

1857 - 2007



SITUATION

Conveniently situated on the desirable 'Park Street', this substantial semi-detached property is within walking distance to the town centre providing access to all amenities. The historic market town of Bridgend offers a full range of shops and services with a number of the independent & large chain stores. The Princess of Wales Hospital is located about 1 mile North of the town, while the popular 'McArthur Glen' shopping outlet is located within two miles of the town, adjacent to M4 Junction 36 (Sarn Park). Bridgend benefits from excellent transport links; The M4 skirts to the North of the town, with Junction 35 (Pencoed) to the east, for commuting to Cardiff; and Junction 37 (Pyle) to the west for travelling to Swansea and the west of Wales. The town centre is accessible by train, Bridgend being a mainline station on the Swansea - Paddington route. It has a busy local bus station within yards of the main shopping streets, while national coaches tend to depart from Sarn Park, two miles to the North. Cardiff International Airport is approx. 18 miles away.

DESCRIPTION OF PROPERTY

One enters the property through an enclosed Porch into the Entrance Hall. This impressive Hallway features an original oak quarter turn staircase and 'herringbone' parquet flooring. To the front of the property is the spacious Lounge with an original feature open fireplace, moulded cornicing, picture rails and bay fronted window. A further spacious Sitting Room can be found to the side elevation which benefits from a 1930's open fireplace and bay fronted window, along with moulded cornicing and picture rails. A further reception room is currently being utilised as a Dining Room and features a central fireplace with wood burning stove and a timber sash window looking through to the Conservatory. Leading off the Dining Room is the Kitchen which has been fitted with a range of base and wall units, an 'Aga' range cooker, and a Pantry. The Conservatory is of brick and timber construction and leads to the rear enclosed garden. In Addition to this the ground floor accommodation is further complimented by a Utility Room and a WC.

Leading off the First Floor Landing are five Bedrooms. Bedrooms 1-4 are spacious double's all of which benefiting from feature open fireplaces. Bedrooms 1,2 and 4 further feature large bay fronted windows. Located to the front elevation Bedroom 5 provides a further single Bedroom. The Bedroom accommodation are served by a Bathroom, Shower Room, and a WC. The Bathroom has been fitted with a two piece suite comprising; panelled bath with an electric shower over and a pedestal wash basin. The Shower Room benefits from a shower enclosure with an electric shower and a pedestal wash basin. A staircase from the First Floor Landing leads to the Loft Room which provides ample storage space for the property.

GARDENS & GROUNDS

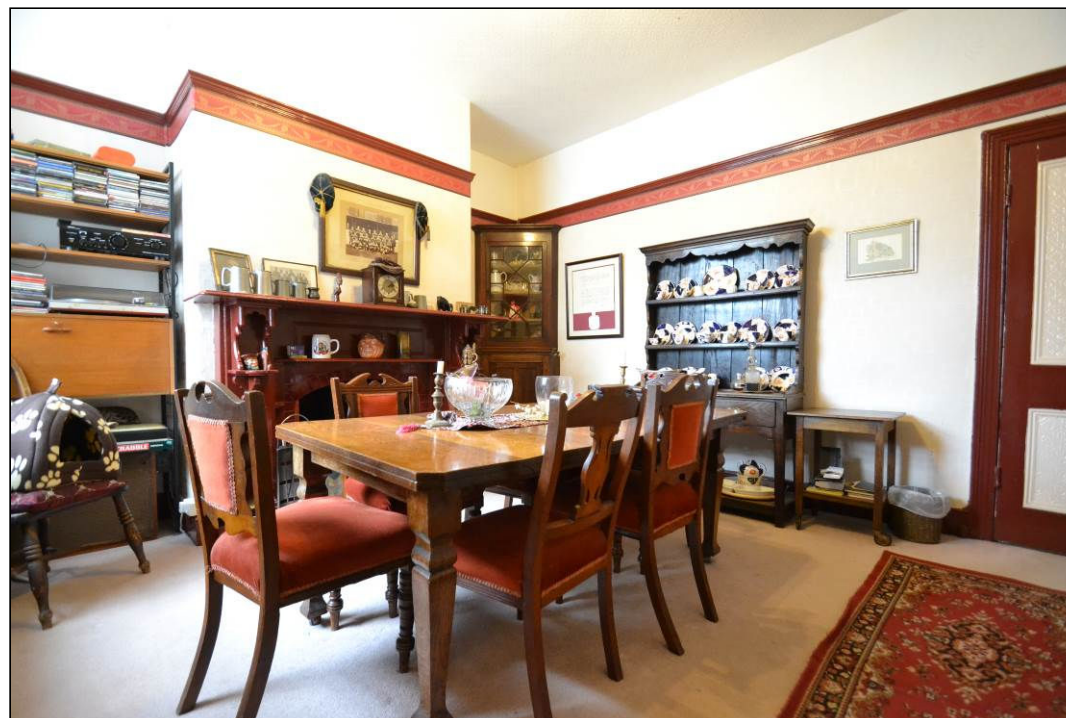
To the front of the property is a garden which has been predominantly laid to lawn. A number of wide borders have been planted with a variety of mature trees and shrubbery providing privacy to the property. A block paved pathways leads from the wrought iron pedestrian access gate to the front and side of the property. The rear enclosed garden has been attractively landscaped with a range of paved patio area, a fish pond with an attractive water feature, and lawned areas which benefit from borders planted with a range of mature trees and shrubbery. At the rear of the garden is a detached Garage & Workshop which provide access to the rear lane and benefits from an electrical supply.

SERVICES & TENURE

We have been informed that all mains services are connected and that the property is being sold Freehold.

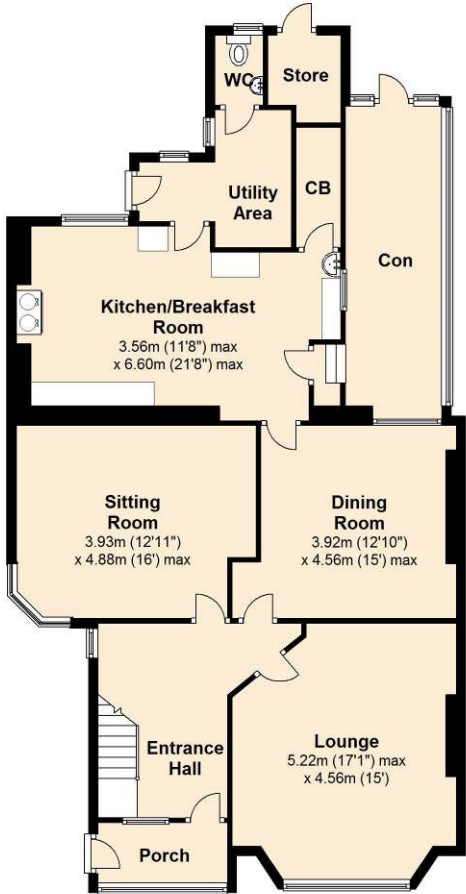
ESTATE AGENTS ACT 1979

As required under Section 32 of the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a relative of a member of Watts & Morgan LLP.



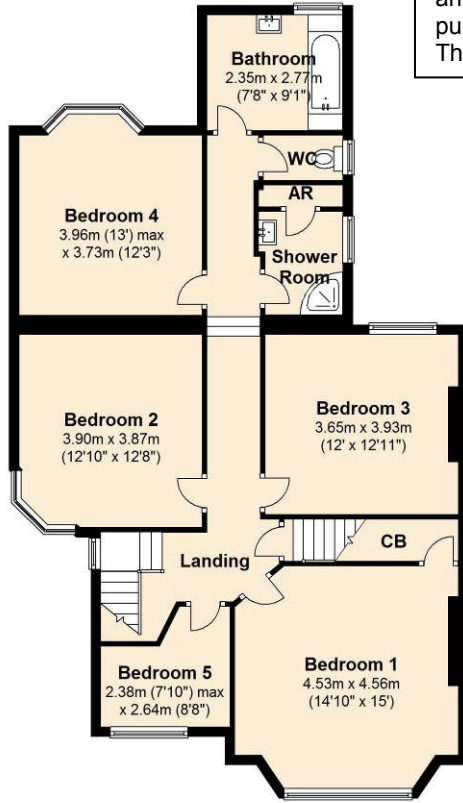
Ground Floor

Approx. 127.5 sq. metres (1372.3 sq. feet)



First Floor

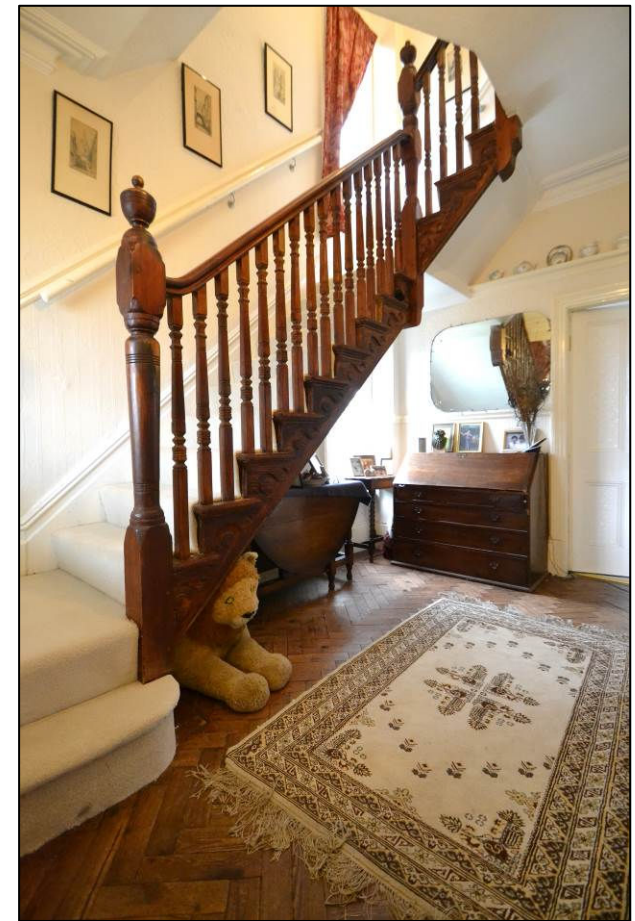
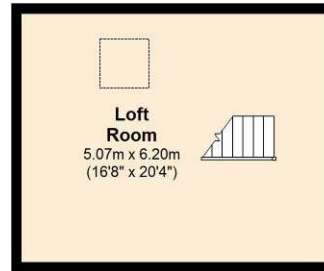
Approx. 108.9 sq. metres (1172.0 sq. feet)



Any 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. The plans do not form part of any contract.

Loft Room

Approx. 31.4 sq. metres (338.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

