

# HUNTERS®

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## Morfa Street

Bridgend, CF31 1HD

Offers In The Region Of £170,000



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Council Tax: D





# 83 Morfa Street

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## General

The property is found in Bridgend which is a town of around 40,000 population. Conveniently off junction 36 of the M4 in South Wales, Bridgend is the County of Bridgend. Just a 10-20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, along with a variety of shops centrally and on the outskirts at the many retail parks.

## Hallway

split into porch and hallway with tiled flooring and walls entered through glazed front door, open doorway to hall with laminate flooring, skimmed walls with and ceilings with central lighting, stairs to first floor, doors to

## Lounge

11'8" x 11'2" (3.56m x 3.40m)

with laminate flooring, skimmed walls and ceilings which are covered with central lighting, bay window to front, radiator, open fireplace with oak mantle.

## Dining

11'8" x 9'7" (3.56m x 2.92m)

with laminate flooring, skimmed walls and ceilings with central lighting, window to rear, radiator, shelving and storage built into alcoves.

## Kitchen

13'3" x 10'00" (4.04m x 3.05m)

with laminate flooring, skimmed walls and ceilings

with with central lighting, radiator. Selection of base units white shaker style with granite effect worktops, sink & drainer, double electric oven and hood with gas hob, fridge freezer, two windows to rear and glazed door to rear, under stair cupboard.

## Utility / Cloakroom

7'3" x 6'9" (2.21m x 2.06m)

with laminate flooring, skimmed walls and ceilings with central lighting, ladder radiator. wc and sink built into vanity, wall mounted combi boiler, plumbing for washing machine window and door to rear.

## Landing

with carpets, skimmed walls and ceilings with central lighting, wood bannister and spindles, attic access with pull down ladder.

## Bedroom 1

14'10" x 10'11" (4.52m x 3.33m)

with laminate flooring, skimmed walls and ceilings with central lighting, two windows to front, radiator.

## Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

## Bathroom

9'8" x 9'1" (2.95m x 2.77m)

with vinyl flooring, skimmed / tiled walls and ceilings with central lighting, 3 piece white suite free standing bath, sink and wc, seperate shower cubicle with thermostatic shower and glass screen, window to rear, radiator.

## Garden

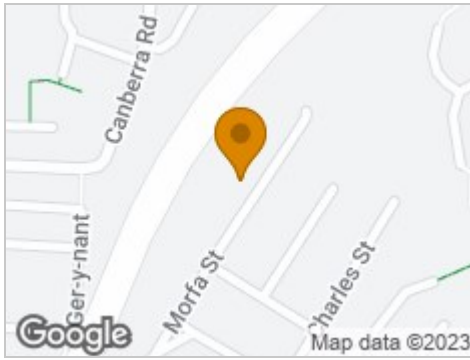
Tel: 01656 856118

with concreted terrace to the back off the house then steps down to a large chipped area, West facing garden.





## Road Map



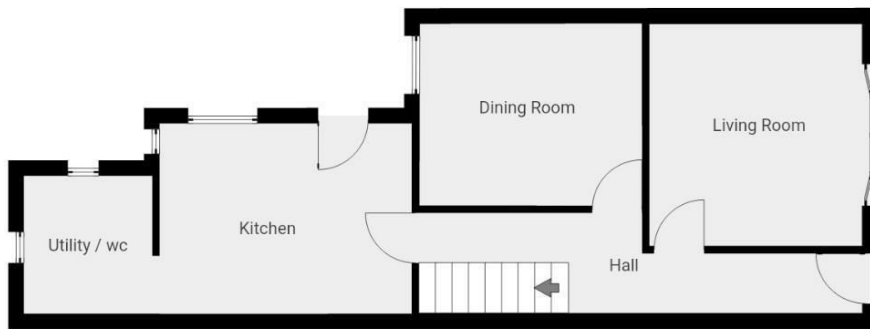
## Hybrid Map



## Terrain Map



## Floor Plan

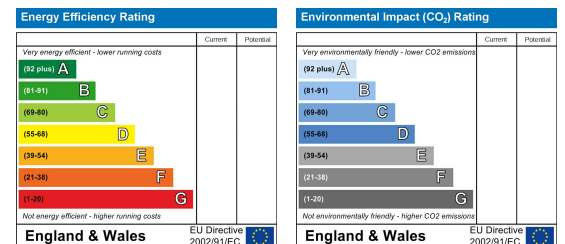


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.