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herbert r thomas
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4 Mackworth Street
Bridgend,
CF31 1LP

4 Mackworth Street

Asking price **£179,500**

Situated within close proximity to Bridgend Town Centre, within walking distance to local shops and transport links is this well presented three bedroom mid terrace property with a recent modern renovations.

Ideal first time buy or investment

Recently renovated property

Three bedrooms

Walking distance to Bridgend Town Centre

Close to local transport links, shops and amenities

Low maintenance garden

Impressive lounge/diner

Master bedroom with separate WC

Viewings are highly recommended

No onward chain





Ideal for first time buyers and investors is this well presented and recently renovated three bedroom mid terraced property within close proximity to Bridgend Town Centre and transport links.

The property is entered via a partially glazed PVCu door into an entrance hallway. The hallway has laminate flooring, staircase to the first floor landing and door to lounge/diner. The lounge/diner is an impressive sized room with a double glazed PVCu windows front and rear, featured fireplace, useful storage cupboard underneath the stairs and opening to the kitchen. The kitchen has been recently fitted with a matching range of base and eyelevel units with a rolltop work surfaces over. There is a stainless steel sink with mixer tap, oven, four ring electric hob, space for fridge/freezer, space for washing machine, storage cupboard housing combination boiler and double glazed PVCu window to side, obscure glazed door to side giving access to the garden and opening through to the bathroom. The bathroom has been fitted with a three-piece suite comprising of a low-level WC, pedestal wash hand basin and panel bath with a shower over. There are fully tiled walls to wet areas, a large obscure glazed window to rear and extractor fan.

To the first floor landing there is a loft inspection point and doors to the three bedrooms. The master bedroom is a generous sized double room with freshly laid carpet, twin double glazed PVCu windows to the front, door to wardrobe space and doorway to a shower room. The shower room has been fitted with a three piece comprising of low-level WC, pedestal wash hand basin and shower. Bedroom two another great size double room with a double glazed PVCu window to

rear overlooking the garden. Bedroom three is another well-proportioned room with built-in storage cupboard, featured fireplace and PVCu window to side.

To the rear of the property is an enclosed garden laid mostly to a large decking area, power points, useful storage space and an outside tap.

Viewings are highly recommended to appreciate the offer in hand.





Directions

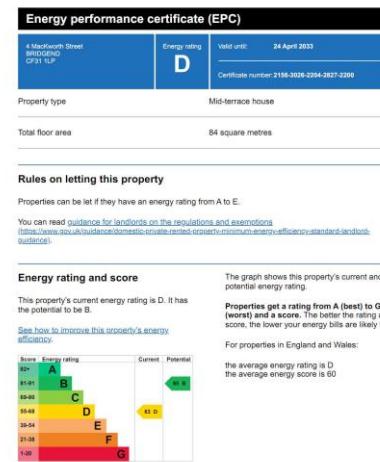
From our office, travel down Derwen Road, through the traffic lights and turn left at the junction. Follow this road to the roundabout, take the third exit, travel through two sets of lights and take the second left onto Mackworth Street where the property will be found on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating D



Viewing strictly by appointment through Herbert R Thomas

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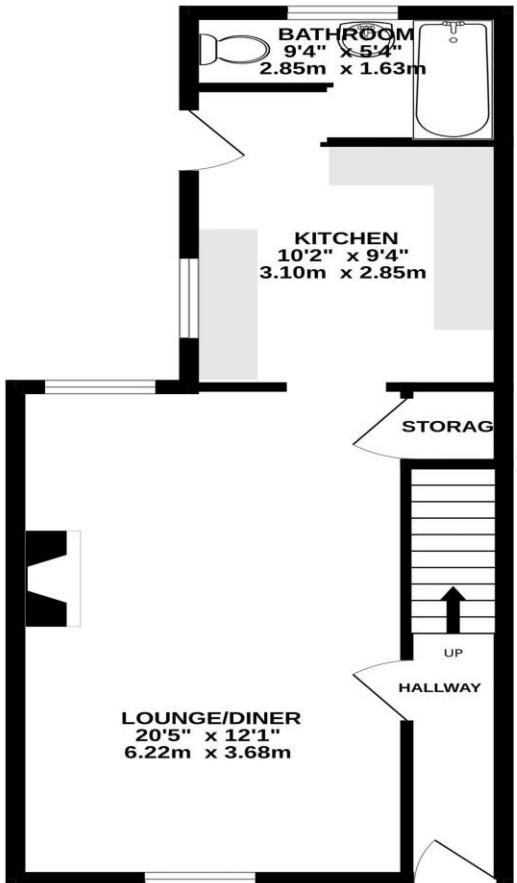
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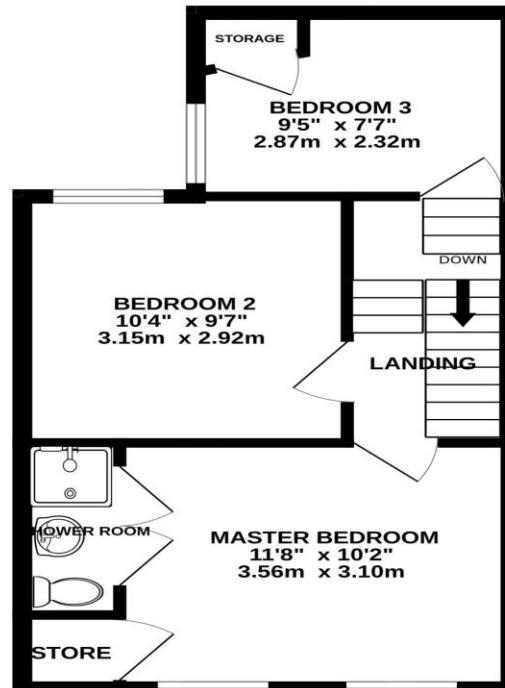
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and responsibility for any error, omission or mis-statement lies with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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