



Herbert Street, Bridgend, Bridgend County.  
CF31 1TJ

£184,950

**PCJ** PAYTON  
JEWELL  
CAINES



# Herbert Street, Bridgend, Bridgend County. CF31 1TJ

Traditional two bedroom end terraced house comprising THREE RECEPTION ROOMS, kitchen, shower room to the ground floor, two double bedrooms and large family bathroom to the first floor, larger than average enclosed garden to the rear. Conveniently located within walking distance of Bridgend town centre. Viewing recommended.

£184,950 - Freehold

- Traditional two bedroom end of terrace house
- Three reception rooms
- Larger than average three piece bathroom suite
- Shower room to the ground floor, Council tax -
- Deceptively spacious rear garden, EPC - E
- Garage and carport to the rear / no onward chain





## DESCRIPTION

We are pleased to introduce for sale with no onward chain this well kept traditional two bedroom end of terrace house which has the potential to be extended (subject to obtaining planning permission). The property is situated within easy walking distance of Bridgend town centre giving access to the mainline train and bus stations as well as all the retail facilities. The property requires some modernisation but would make an ideal first time purchase or family home. Internal viewing is highly recommended to fully appreciate all this property has to offer.

## ENTRANCE

Via timber door through to the vestibule.

## VESTIBULE

Papered ceiling with feature ceiling rose and ceiling light, part tongue and groove wood panelling / part tiled walls and tiled flooring. Timber door with glazed panel leading through to the entrance hall.

## ENTRANCE HALL

Papered ceiling with feature ceiling cornices and ceiling light, papered walls, fitted carpet and radiator. Feature original staircase leading to the first floor with fitted carpet leading to the first floor.

## RECEPTION ROOM 1 (12' 0" max x 11' 11" max) or (3.66m max x 3.64m max)

Papered and coved ceiling with feature ceiling light, papered walls with picture rail, radiator and PVCu double glazed box bay window overlooking the front of the property. Feature gas fireplace with brick hearth and surround, skirting and fitted carpet.

## RECEPTION ROOM 2 (15' 11" x 10' 11") or (4.84m x 3.34m)

Papered and coved ceiling with ceiling light, papered walls with picture rail, two radiators, floor to ceiling PVCu double glazed window overlooking the rear patio. The focal point of the room is the feature fireplace with wooden mantle. Built in storage cupboard and fitted carpet. Open staircase leading to the first floor landing. Sliding door leading into reception room 3.

## RECEPTION ROOM 3 (10' 3" x 7' 3") or (3.13m x 2.20m)

Papered and coved ceiling with ceiling light, part papered walls with one feature tongue and groove panelled wall with serving hatch leading into reception room and radiator. PVCu double glazed bay window overlooking the rear garden, chimney breast with alcoves either side housing the gas boiler and wood block flooring. Sliding door leads through to the kitchen.

## KITCHEN (10' 7" x 7' 4") or (3.22m x 2.24m)

Part papered / part tongue and groove wood cladding with one centre spot light and one strip light. Floor to ceiling tiled walls, radiator and PVCu double glazed window to the side of the property. The kitchen comprises a range of wall and base units with coordinating work surface, gas hob with overhead extractor hood and integrated oven. Stainless steel inset sink with drainer and mixer tap, space for automatic washing machine and space for low level fridge and freezer. PVCu door with obscured glass panels leading out to the patio and doorway leading into the shower room.



## **DOWNSTAIRS SHOWER ROOM (7' 4" x 5' 8") or (2.23m x 1.72m)**

Respertex panelling to the ceiling with centre strip light, respertex panelled walls, tiled flooring, PVCu obscured double glazed window to the rear of the property and radiator. Three piece suite in white comprising low level w.c. shower cubicle and wash hand basin with vanity unit below.

## **LANDING**

Via stairs with wooden spindle balustrade and fitted carpet. Papered ceiling with ceiling light, smoke detector and access to the loft. Papered walls with dado rail, radiator and fitted carpet. Built in storage.

## **BEDROOM 1 (15' 3" x 9' 6") or (4.65m x 2.89m)**

Papered and coved ceiling with feature ceiling rose and ceiling light, papered walls with dado rail, dual aspect PVCu double glazed windows overlooking the front of the property and radiator. Fitted carpet and built in storage.

## **BEDROOM 2 (11' 0" x 9' 7") or (3.36m x 2.91m)**

Papered and coved ceiling with ceiling light, papered walls, radiator, dual aspect PVCu double glazed windows overlooking the rear and side of the property. Fitted carpet and built in wardrobe.

## **FAMILY BATHROOM (9' 1" x 7' 8") or (2.77m x 2.34m)**

Papered and coved ceiling with ceiling light and extractor fan, part papered / part wood cladding to the walls in mahogany wood with matching dado rail. Heated towel rail, vinyl flooring, PVCu frosted double glazed window to the rear of the property and fitted storage cupboard. Three piece suite in white comprising low level w.c. wall mounted wash hand basin and panelled bath.

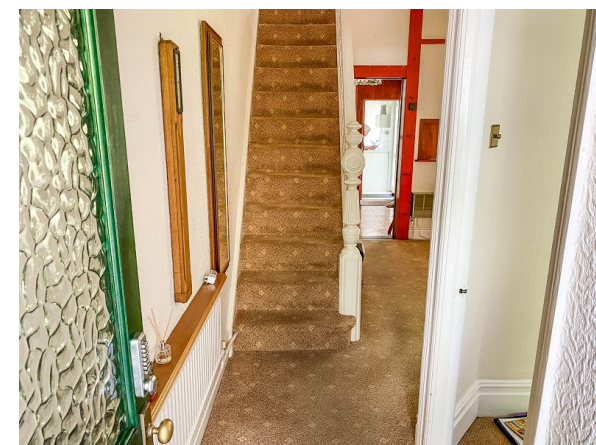
## **OUTSIDE**

Deceptively spacious rear garden, paved area ideal for garden furniture and entertaining, surrounded by mature trees and shrubs with storage shed. Arch leads to the second part of the garden which is partially paved with access to an outside water tap, area laid to lawn bordered by mature shrubs and plants. Greenhouse, pergola and access to the garage. The garage has power, lighting and pit and is accessed via an electric up and over roller door to the rear lane. Gated access to the rear carport.

To the front of the property is a paved forecourt.

## **NOTE**


We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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