



Vernon Street, Bridgend, Bridgend County.
CF31 1TQ

£185,000

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We are pleased to introduce for sale this well presented three bedroom family home comprising entrance hall, lounge/diner, kitchen, family bathroom, three good sized bedrooms, enclosed and private rear garden. Early viewing highly recommended.

£185,000 - Leasehold

- Traditional three bedroom mid terrace house
- Lounge/diner
- Enclosed and private rear garden
- Gas combination boiler
- Downstairs bathroom
- EPC - C, Council tax band -



DESCRIPTION

Introducing this well presented three bedroom mid terrace house situated within easy walking distance of Bridgend town centre giving access to the main line train and bus stations as well as all retail facilities.

The property benefits from lounge with double doors leading to diner, three good sized bedrooms and enclosed private rear garden. Early viewing is highly recommended.

ENTRANCE

Via part frosted glazed PVCu front door into the entrance porch finished with skimmed and coved ceiling, papered walls, skirting and fitted doormat. Part glazed wooden door leading into hall.

ENTRANCE HALL

Skimmed and coved ceiling, emulsioned walls with one wall feature paper, radiator, skirting and tile effect lino flooring. Door to lounge/diner. Stairs leading to first floor.

LOUNGE (12' 0" max x 12' 2" max) or (3.65m max x 3.72m max)

Measurements into the bay and alcoves either side of the chimney breast. Skimmed and coved ceiling, centre pendant light, emulsioned walls, feature electric fireplace with painted wooden surround, large PVCu double glazed bay window overlooking the front of the property, radiator, skirting and fitted carpet. Double doors to the diner.

DINING AREA (12' 8" max x 10' 11" max) or (3.85m max x 3.34m max)

Skimmed and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, feature electric fireplace with wooden surround, louvre door to under stairs storage, skirting and fitted carpet.

KITCHEN (19' 2" x 7' 1") or (5.85m x 2.16m)

Skimmed and coved ceiling, two centre pendant lights, emulsioned walls with tiling to splash back areas, radiator, two large PVCu double glazed windows overlooking the side of the property, skirting and tile effect lino flooring. A range of wall and base units in a shaker style oak with complementary roll top work surface. One and a half stainless steel sink with chrome mixer tap. Further built in storage cupboards. Space for washing machine, space for tumble dryer, space for freestanding fridge/freezer. Integrated electric oven with four ring electric hob. Louvre door to pantry cupboard. Door to rear hallway.

REAR HALLWAY

Skimmed and coved ceiling, papered walls, PVCu frosted double glazed door leading to rear garden, skirting and fitted door mat. Door to family bathroom.

BATHROOM (6' 6" x 5' 3") or (1.97m x 1.60m)

Skimmed and coved ceiling, centre light, floor to ceiling tiled walls, radiator, Frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and bath with overhead electric shower, chrome taps and curved glass screen.



FIRST FLOOR LANDING

Via stairs with fitted carpet and wall mounted metal hand rail. Skimmed and coved ceiling, centre pendant light, smoke detector, access to loft, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms.

BEDROOM 1 (15' 9" max x 9' 7" max) or (4.81m max x 2.92m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 2 (12' 3" max x 9' 10" max) or (3.74m max x 3.00m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, skirting and fitted carpet.

BEDROOM 3 (8' 11" max x 8' 6" max) or (2.73m max x 2.59m max)

Skimmed and coved ceiling, centre pendant light, emulsioned walls, built in storage, PVCu double glazed window overlooking the rear of the property, radiator, skirting and fitted carpet.

OUTSIDE

Enclosed private rear garden backing onto woodland and laid to artificial grass and wooden arch way leading to an area of stone chippings with raised borders.

Small courtyard to the front of the property with metal fence and artificial grass with space for a small bistro set.

NOTE

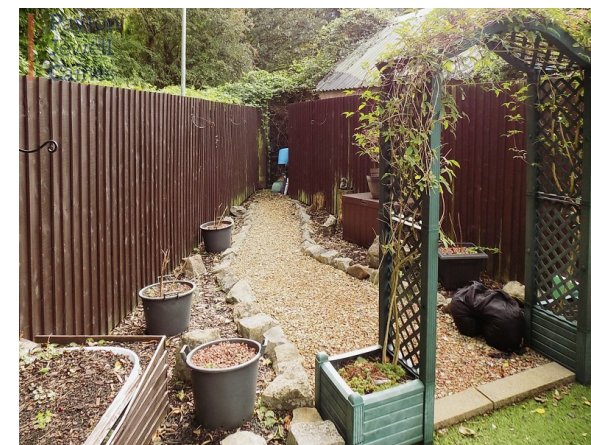
We have been advised by the vendor that the leasehold is as follows;

Date of lease: 30/12/1910

Length of lease: 999 years


Ground rent: TBC

No service charge



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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