

Payton
Jewell
Caines



Vernon Street, Bridgend, Bridgend County.
CF31 1TQ

£180,000

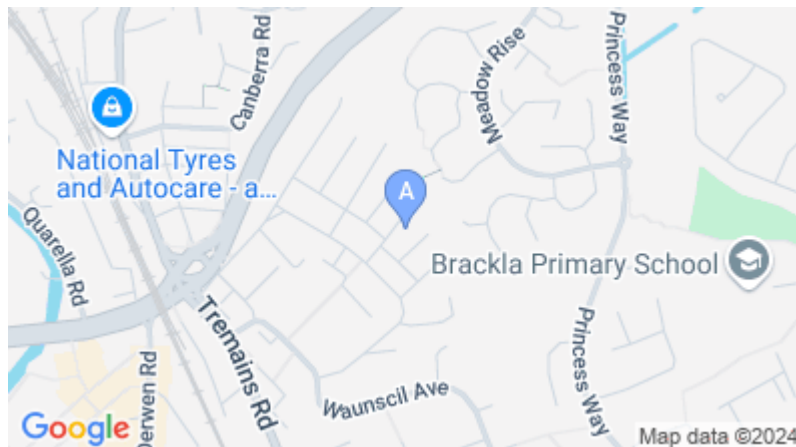


Vernon Street, Bridgend, Bridgend County. CF31 1TQ

Traditional three bedroom mid terraced house comprising entrance hall, TWO RECEPTION ROOMS, kitchen/breakfast room, bathroom, three bedrooms, enclosed rear garden, DETACHED SINGLE GARAGE. Ideal for Bridgend town centre.

£180,000 - Leasehold

- Traditional three bedroom mid terraced house
- Walking distance of Bridgend town centre
- Close to Tremains Primary School
- PVCu double glazing throughout
- Two reception rooms
- Single garage to the rear
- EPC - C / Council tax - C



DESCRIPTION

Introducing this traditional three bedroom mid terraced house benefiting from two reception rooms, single garage to the rear, fitted wardrobes to all bedrooms, gas fired combination boiler, PVCu double glazing throughout and recently fitted carpets.

The property is located within easy walking distance of Bridgend town centre giving access to the mainline train station, bus station and the many retail and food outlets that Bridgend has to offer. The property is close to Old Castle Primary School and Brynteg Secondary School.

Key features

Long Leasehold 999 years from 2nd February 1909

Two reception rooms

Fitted blinds to remain throughout

Fitted wardrobes to all three bedrooms

Detached single garage with electric roller shutter door

Ideal for commuters

ENTRANCE

Via part glazed composite front door into the entrance hall.

ENTRANCE HALL

Textured ceiling and walls, skirting, fitted carpet, wall mounted electric fuse box and radiator.

RECEPTION 1 (12' 2" x 12' 2" max) or (3.70m x 3.70m max)

Central light fitting and fan, papered and coved ceiling, papered walls, skirting and fitted carpet. PVCu double glazed bay window with fitted day/night roller blinds to remain.

RECEPTION 2 (13' 1" x 11' 0") or (4.00m x 3.35m)

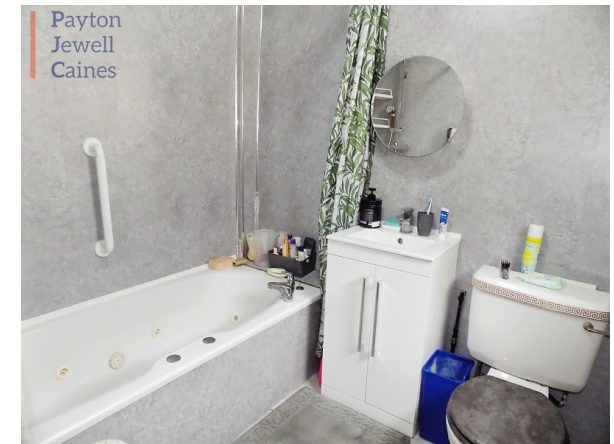
Overlooking the rear via PVCu double glazed window and finished with central light fitting and fan, coved ceiling, papered walls with half height feature dado rail, skirting and fitted carpet. Feature fireplace housing a gas coal effect flame fire with marble hearth, back plate and painted mantle. Chimney breast alcoves with feature lighting and glass shelving.

KITCHEN/BREAKFAST ROOM (16' 9" x 8' 6") or (5.10m x 2.60m)

Two PVCu double glazed windows to the side and finished with PVCu clad ceiling, coving, fluorescent strip lights, full height ceramic tiles to the wall and respertex flooring. A range of low level and wall mounted kitchen units with roll top work surface, inset sink with mixer tap and drainer, Range cooker, plumbing for automatic washing machine and high level fridge/freezer. Fitted shelving, integrated large extractor hood and access to loft storage. Pantry area.

REAR LOBBY

Part frosted glazed PVCu door leading out to the rear.



BATHROOM

PVCu frosted glazed window to the side, PVCu clad ceiling and walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and whirlpool bath with chrome mixer tap and over bath shower with hand attachment and rainwater head.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage.

BEDROOM 1 (9' 6" x 13' 1") or (2.90m x 4.00m)

Measurements are to the fitted wardrobes. Overlooking the front via two PVCu double glazed windows both with day/night roller blinds and finished with central light fitting and fan, coved ceiling, emulsioned and papered walls, skirting and fitted carpet.

BEDROOM 2 (12' 6" x 10' 2") or (3.80m x 3.10m)

Overlooking the rear via PVCu double glazed window with a fitted day/night roller blind and finished with a central light fitting and fan, papered and emulsioned walls, skirting and fitted carpet. Double fitted wardrobe.

BEDROOM 3 (7' 9" x 9' 0") or (2.35m x 2.75m)

Overlooking the rear via PVCu double glazed window with a fitted day/night roller blind and finished with a central light fitting and fan, coving, emulsioned walls, skirting and fitted carpet. Double fitted wardrobe and corner fitted storage cupboard housing an Ideal Logic combination boiler.

OUTSIDE

Enclosed rear garden laid to patio with step leading up to an elevated area of patio and courtesy door into a single garage with electric roller shutter door and an additional roller shutter door giving access to the rear lane. Outside security lighting.


Courtyard frontage laid to patio.

NOTE

Long Leasehold 999 years from 2nd February 1909.
Peppercorn Rent.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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.



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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