



Herbert Street, Bridgend, Bridgend County.  
CF31 1TJ

£209,995



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

We are pleased to introduce for sale this beautifully presented three bedroom semi detached family home comprising entrance hall, lounge, open plan kitchen/dining/living, three good sized bedrooms, four piece family bathroom and a beautifully landscaped rear garden. Early viewing recommended.

£209,995 - Freehold

- Traditional three bedroom semi detached house
- Open plan kitchen/dining/living
- Four piece bathroom suite with under floor heating
- Beautifully landscaped garden to the rear
- Built in wardrobes to bedroom one,two & three
- EPC - D / Council tax - C



## DESCRIPTION

Introducing for sale this wonderfully presented three bedroom semi detached family home 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 has been well maintained by the current owner and benefits from a beautifully landscaped rear garden and open plan kitchen/diner/family room. Internal viewing is highly recommended to fully appreciate all this property has to offer.

## ENTRANCE

Via timber door with frosted glass panel through to the entrance hall.

## ENTRANCE HALL

Emulsioned and coved ceiling with ceiling light and smoke detector, emulsioned walls, laminate flooring in medium oak wood effect and wall mounted high rise electric box. Built in under stairs storage, radiator and staircase leading to the first floor.

## RECEPTION 1 (13' 0" max x 11' 9") or (3.95m max x 3.58m)

Measurements narrow to 3.12m. Emulsioned and coved ceiling with ceiling light, papered walls with picture rail, radiator, PVCu double glazed box bay window overlooking the front of the property and block wood parquet flooring. The focal point of the room is the chimney breast with alcoves either side and an open fireplace with wooden mantle, tiled hearth and surround.

## OPEN PLAN KITCHEN/DINER/LIVING (18' 7" max x 11' 4") or (5.67m max x 3.46m)

Emulsioned and coved ceiling with ceiling lights, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property and PVCu double glazed patio doors leading out to the rear garden. The kitchen comprises a range of wall and base units in high gloss white with coordinating work surfaces. One and a half inset stainless steel sink with drainer and mixer tap. Integrated four ring gas hob and oven with overhead extractor hood. Space for American fridge/freezer and space and plumbing for automatic washing machine.

The dining area is finished with a chimney breast with alcoves either side with built in gas fire, marble mantle, hearth and surround, two modern vertical radiators and laminate flooring in medium oak wood effect.

## LANDING

Via stairs with fitted carpet. Emulsioned and coved ceiling with ceiling light, smoke detector and loft access. Emulsioned walls, PVCu double glazed window with obscured glass overlooking the side of the property and fitted carpet.

## BEDROOM 1 (13' 7" max x 10' 5") or (4.13m max x 3.18m)

Measurements narrow to 2.94m to the wardrobes. Emulsioned and coved ceiling with ceiling light, emulsioned walls with picture rail, modern vertical radiator and fitted carpet. PVCu double glazed box bay window overlooking the front of the property and built in wardrobes with mirrored sliding doors and power.



## BEDROOM 2 (11' 4" x 9' 1") or (3.46m x 2.76m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls, modern vertical radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet. Built in wardrobes to each alcove with mirrored sliding doors.

## BEDROOM 3 (6' 10" x 6' 6") or (2.09m x 1.97m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, built in wardrobe and fitted carpet.

## BATHROOM (8' 0" x 6' 8") or (2.43m x 2.02m)

Emulsioned ceiling with ceiling light, part emulsioned / part tiled walls, PVCu frosted double glazed window overlooking the rear of the property, wall mounted chrome heated towel rail and tiled flooring with under floor heating. Four piece suite in white comprising low level w.c. wall hung wash hand basin, panelled bath with chrome fixtures and a corner walk in shower with chrome overhead shower.

## OUTSIDE

To the rear is a landscaped tiered garden, the first tier is laid to patio slabs ideal for garden furniture and entertaining, steps lead to the second tier which is laid to lawn with borders for shrubs and plants with a decked area and the third tier is laid to patio slabs with a timber storage shed.

Front forecourt laid to patio slabs with steps leading to the porch with power.


## NOTE

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

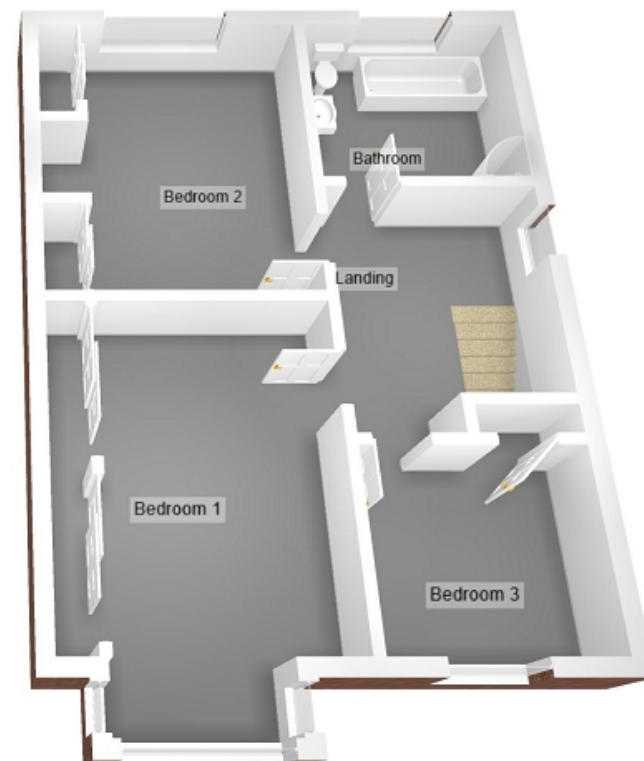
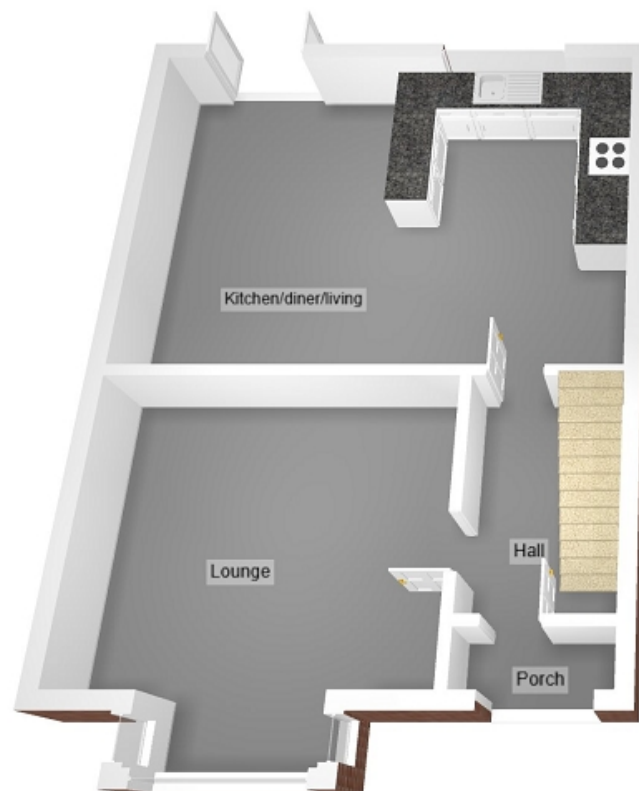


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(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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