

27 St. Marie Street
Bridgend
Bridgend.
CF31 3EE

99,995



- *REQUIRES UPDATING*
- Traditional Three Double Bedroom Mid-Terraced Property
- Walking Distance Of Bridgend Town Centre
- Walking Distance of Local Primary & Secondary Schools, Doctors Surgery & Town Amenities
- Gas Central Heating Via Combi Boiler
- Upvc Double Glazing
- Rear Lane Access
- NO ONGOING CHAIN

Ref: PRA11164

Viewing Instructions: Strictly By Appointment Only

General Description

Gareth L Edwards are pleased to offer for sale this Traditional three double bedroom mid-terraced property in need of updating. The property is located within Walking distance of Bridgend Town Centre with all its facilities and amenities including a local rail link with routes to both Cardiff and Swansea. The property also provides good access to Junctions 35 and 36 of the M4 Motorway and the McArthur Glen Designer Centre.

The property is offered for sale inclusive of Upvc double glazing, gas central heating via combination boiler, two sitting rooms and generous size rear garden with rear lane access and is being sold with no ongoing chain. The property requires updating and would be an ideal investment property.

The accommodation comprises: Ground Floor: - Entrance Porch, Hallway, Lounge, Second Sitting Room, Kitchen, Outer Hallway, Bathroom. First Floor: - Master Bedroom, Two Additional double Bedrooms.

Accommodation

Entrance Porch

Access the property via a Upvc front door with a stained-glass panel with rose centrepiece leading into the entrance porch with fitted carpet, half tiled walls, artex ceiling. Square opening leading into:

Hallway

Fitted carpet, one radiator, textured ceiling, picture rail, access to first floor. To the left-hand side of the hall there is a door leading into:

Lounge (13' 3" x 12' 1") or (4.05m x 3.69m)

Upvc window to front, fitted carpet, one radiator, coved and textured ceiling, two recesses either side of the fire breast wall.

Second Sitting Room (12' 7" x 10' 11") or (3.84m x 3.34m)

Accessed via a door in the hallway. Upvc window to rear, fitted carpet, one radiator, coved and textured ceiling, two recesses either side of the fire breast wall with picture rail, coved and textured ceiling, fitted carpet, white Adams surround fire place, door leading into under stairs storage cupboard, square opening leading into:



Kitchen (11' 9" x 8' 6") or (3.58m x 2.59m)

A range of base and wall units in light beech effect, stainless steel sink unit, breakfast bar area, complimentary worksurface, vinyl flooring, one radiator, space for cooker and fridge/freezer, partly tiled walls, coved and skimmed ceiling with spotlighting, two Upvc windows to side, one radiator, square opening leading into:

Outer Hallway

Vinyl flooring, half Upvc obscure glazed door to side, textured ceiling, door leading into a walk-in pantry, secondary storage cupboard, door to the right-hand side leading into:



Bathroom

Three-piece suite in white with chrome fittings, one radiator, fully tiled walls, one Upvc obscure glazed window to the rear, door leading into a storage cupboard with ample storage.

First Floor

First Floor Landing

Fitted carpet, picture rail, textured ceiling, loft access.

Master Bedroom (15' 11" x 11' 3") or (4.85m x 3.43m)

Two Upvc windows to the front, fitted carpet, one radiator, textured ceiling, two recesses, picture rail.

Bedroom 2 (12' 2" x 9' 8") or (3.71m x 2.94m)

Upvc window to the rear, fitted carpet, one radiator, textured ceiling, two recesses, picture rail.

Bedroom 3 (13' 5" x 9' 6") or (4.08m x 2.89m)

Upvc window to side, fitted carpet, textured ceiling, one radiator.

Front

On street.

Rear

Generous size rear garden, with stone outer building and rear lane access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50



Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		67	(55-68) D
(39-54) E	50		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.