

10 Vernon Street
Bridgend
CF31 1TQ

189,995



- ***MUST BE VIEWED***
- Traditional Spacious 3 Bedroom Mid-Terrace Property
- Tastefully Refurbished Throughout
- Original Features Throughout
- Walking Distance of Town Centre
- Garden & Garage to Rear

Ref: PRA11938

Viewing Instructions: Strictly By Appointment Only

General Description

MUST BE VIEWED this spacious traditional three-bedroom mid-terrace property in Bridgend. The property has been tastefully refurbished throughout and maintains many original features. The property has uPVC double glazing, gas central heating, all carpets, blinds to remain. The property is within walking distance of Bridgend Town Centre with all its facilities and amenities including the mainline train station and has access to junction 36 of the M4 Motorway and the McArthur Glen Designer Outlet.

The property comprises: - **GROUND FLOOR:** - Entrance; Porch; Hallway; Lounge; Dining Room; Kitchen; Downstairs Bathroom. **FIRST FLOOR:** - Landing; Master Bedroom and Two further bedrooms. **OUTSIDE:** - Front and rear gardens with a garage.

Accommodation

Ground Floor

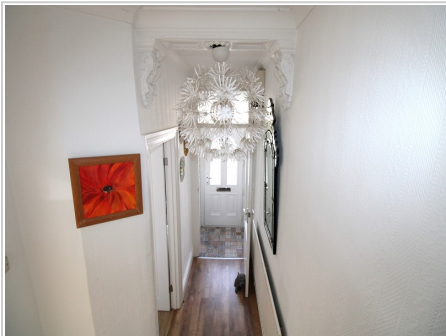
Entrance

via a two-tone uPVC front door with stained glass panelling entering: -



Porch

Attractive terrazzo tiling to the floor, fully tiled walls with attractive tiling, skimmed ceiling, contemporary white panel door with glass panels & chrome fittings leading into: -



Hallway

Generous size hallway with laminate flooring, coved and textured ceiling, original arched cornice, original white spindle staircase, one radiator, door leading into an under stair storage cupboard with ample storage, white panel door with chrome fittings leading into:-



Lounge (12' 11" x 12' 6") or (3.94m x 3.82m)

Feature uPVC bay window to the front, two recesses either side of the fire breast wall with shelving, contemporary white fire surround with chrome pebbled electric fire inset, attractive laminated flooring, one double radiator, coved and textured ceiling.



Dining Room (10' 5" x 12' 9") or (3.17m x 3.88m)

uPVC window to the rear, fitted carpet, one double radiator, coved and skimmed ceiling, two recesses with the original glass and white panelled doors recess cupboards with shelving.



Kitchen (17' 3" x 8' 9") or (5.26m x 2.67m)

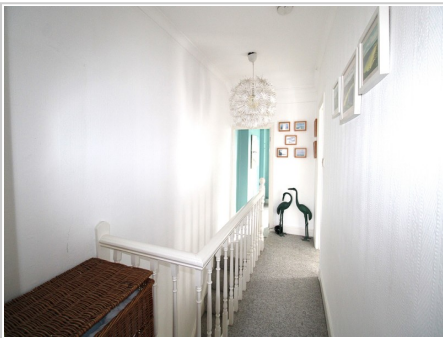
Spacious refurbished kitchen in high gloss cream with chrome fittings, complimentary worktop, ceramic hob, electric oven, extractor fan, stainless steel sink unit, attractive splashback tiling, space for fridge-freezer, plumbed for automatic washing machine, tumble dryer and plumbed for dishwasher, attractive vinyl tiled effect flooring, one double radiator, feature coved and skimmed ceiling with chrome sunken spotlighting, uPVC window to the side, uPVC window to the rear, half glazed uPVC door to the side.



Downstairs Bathroom

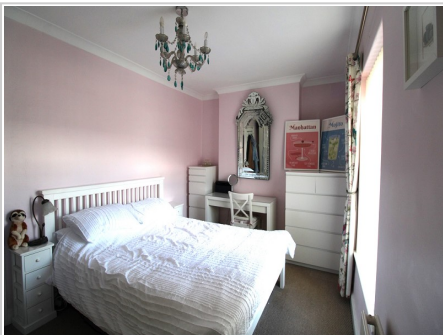
Three piece contemporary style white bathroom suite, floating white sink unit with chrome waterfall taps in a high gloss vanity unit, chrome waterfall taps over the bath with multiheaded chrome power shower with a glass shower screen, low level WC, feature coved and skimmed ceiling, fully tiled around the bath area and sink unit, extractor fan, attractive vinyl flooring, one radiator, uPVC obscure glazed window to the side.

First Floor



Landing

Split level landing with a white spindle staircase, fitted carpet, skimmed ceiling, loft access via a pull-down ladder.



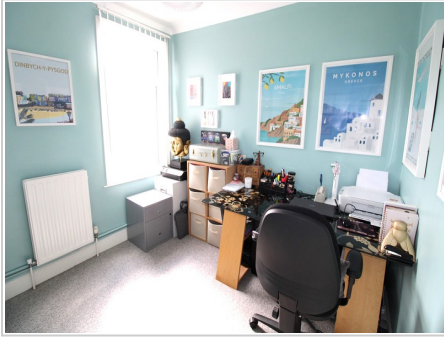
Master Bedroom (10' 3" x 16' 8") or (3.12m x 5.08m)

Generous size with two uPVC windows to the front, fitted carpet, one double radiator, coved and textured ceiling, two recesses.



Bedroom Two (10' 11" x 14' 6") or (3.33m x 4.43m)

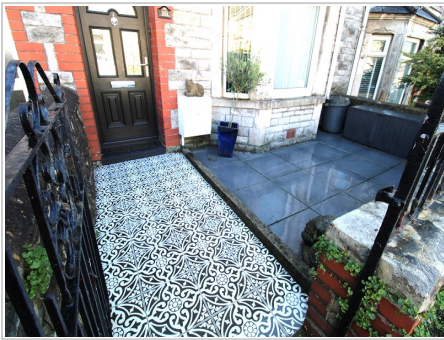
uPVC window to the rear, fitted carpet, one radiator, coved and textured ceiling, two recesses.



Bedroom Three (10' 8" x 11' 3") or (3.26m x 3.44m)

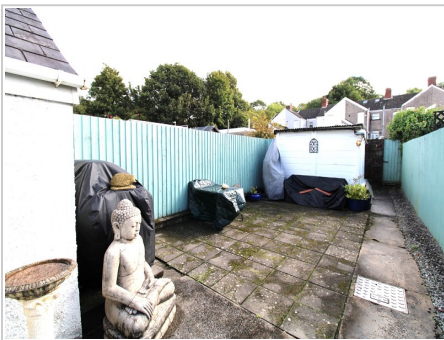
uPVC window to the rear, fitted carpet, one double radiator, coved and artex ceiling, fitted cupboard housing the combination boiler and storage.

Outside



Front

Attractive terrazzo tiling pathway, stone wall with wrought iron fencing and patio area.



Rear

Garage, rear lane access and gate access. Maintenance free rear with patio areas.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



GARETH L. EDWARDS
ESTATE AGENT VALUER ESTABLISHED 1968

**FOR YOUR FREE,
NO OBLIGATION VALUATION,
CALL US NOW ON:**

01656 653274

**50 YEARS OF SELLING
YOUR HOME**



GROUND FLOOR



FIRST FLOOR



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.