

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



20 Vernon Street, Bridgend, Bridgend, CF31 1TQ

£175,000



PETER MORGAN

Main Features

- Traditional bay fronted terraced home
- Garage to rear
- 3 bedrooms
- Kitchen / dining room
- Ground floor shower room and W.C
- Highly convenient location for Penybont School, Bridgend Town Centre, Princess of Wales Hospital, Intercity Rail link, bus station and all town centre amenities
- The M4 is within 2 miles at Junction 36
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: D
- Need a mortgage? We can help.

General Information

TRADITIONAL BAY FRONTED TERRACED HOME WITH REAR GARDEN AND DETACHED GARAGE.

Situated in a highly convenient location for Penybont School, Bridgend Town Centre, Princess of Wales Hospital, Intercity Rail link, bus station and all town centre amenities. The M4 is within 2 miles at Junction 36.

The property has accommodation comprising ground floor hallway, lounge, kitchen/ dining room, shower room and W.C. First floor landing and 3 bedrooms. The exterior has courtyard style front garden and rear garden with access to garage and rear lane access.

The property benefits from uPVC double glazing and gas central heating

GROUND FLOOR

Vestibule

Wooden front door. Tiled flooring. Wood panels leading to hallway.

Hallway

Door to front. Carpeted staircase to first floor. Understairs storage area. Laminate flooring. Radiator. Decorative arch. Doors to kitchen and..

Lounge

uPVC double glazed bay window to front. uPVC double glazed window to rear. Fitted carpet. Gas fire with stone and wood surround. Wood panelled alcoves.

Kitchen / Dining Room

uPVC double glazed windows to side and rear. uPVC double glazed door to side. A range of wall mounted and base units. Small breakfast bar. Ceramic hob and oven. 1.5 Stainless steel sink with mixer tap. Space for washing machine. Part wood panelled walls. Tiled floor to kitchen area. Laminate flooring to dining area.

Rear Hallway

Doors to W.C and..

Shower Room

uPVC double glazed window to side. Walk in shower and pedestal hand wash basin. Radiator. Tiled floor. Part tiled walls.

W.C.

uPVC double glazed window to rear. W.C. Tiled floor.

FIRST FLOOR

Landing

Balustrade. Fitted carpet. Doors to bedrooms.

Bedroom 1

2 uPVC double glazed windows to front. Fitted wardrobes and overhead bed surround unit. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Built in storage cupboards.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet. Worcester boiler and integrated wardrobe.

EXTERIOR

Front Garden

Courtyard style garden.

Rear Garden

Laid to courtyard patio area leading to area of lawn. Pathway leading to pedestrian gate to rear access.

Garage

Single garage.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

C

Current heating type

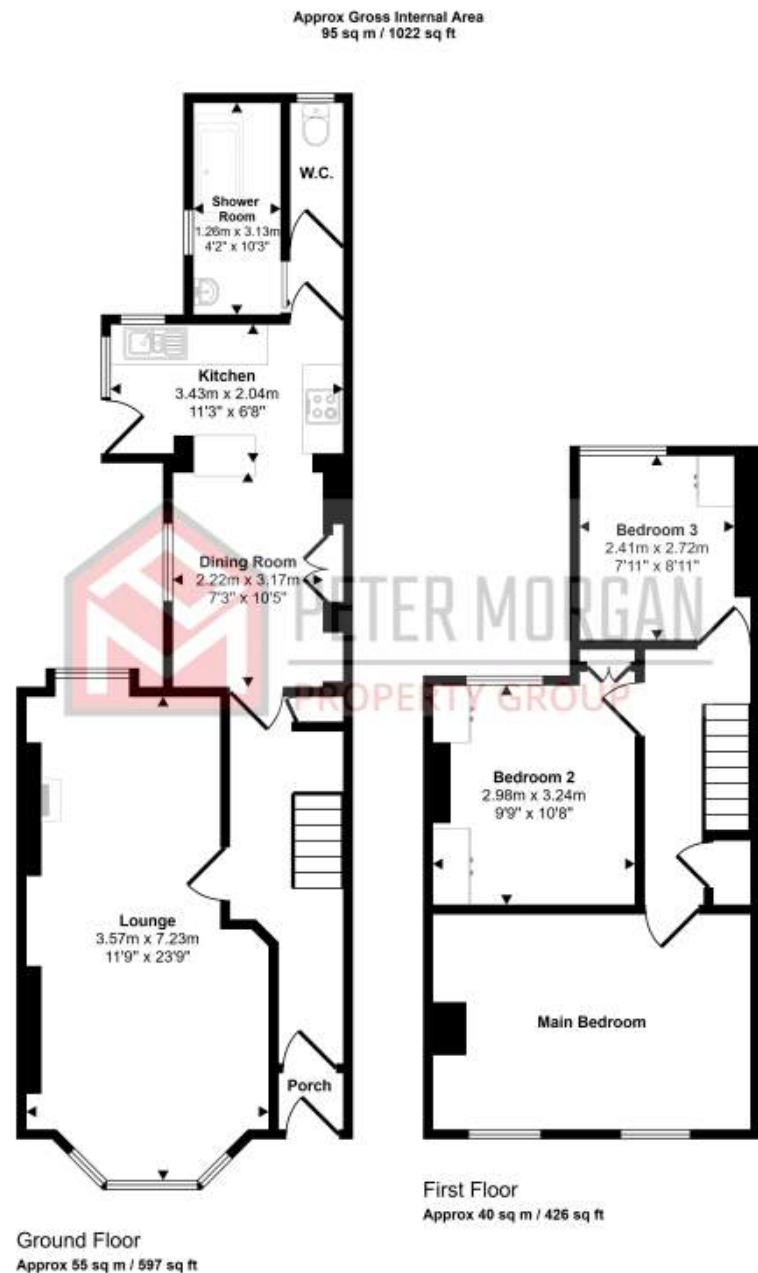
Combi

Tenure


Freehold







20 Vernon Street, Bridgend, Bridgend, CF31 1TQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.



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 the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. 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 from 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.

Neath
Hub

sales@petermorgan.net
lettings@petermorgan.net
33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS
★★★★★

BEST IN POSTCODE
WINNER 2025

#customerserviceawards

Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

