

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



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



Offers In Region Of **£215,000**

## Main Features

- Semi detached home. Council Tax Band:C. EPC:D
- 3 bedrooms
- Sitting room and lounge/ dining room
- Bathroom and W.C
- Front and Southerly facing rear garden
- The M4 is within 2 miles at Junction 36
- 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 are all close by
- Part uPVC double glazed and combi gas central heating

## General Information

TRADITIONAL 1920'S VILLA STYLE BAY FRONTED SEMI DETACHED HOME WITH CHARM AND CHARACTER, EXTENDED KITCHEN/ DINING ROOM, SOUTHERLY FACING REAR GARDEN, NO THROUGH ROAD, CLOSE TO TOWN LOCATION AND MORE!

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.

This home has accommodation comprising ground floor hallway, cloakroom, sitting room and lounge/ dining room. First floor landing, bathroom and 3 bedrooms. Front and rear gardens.

The property benefits from part uPVC double glazing and combi gas central heating.

## GROUND FLOOR

## Hallway

uPVC double glazed front door with full length matching side panel. 1/4 turn carpeted and spindled staircase to first floor. Radiator. Restored, original internal woodgrain doors to reception rooms and cloakroom. Understairs store cupboard. Laminate flooring. Boxed in electric meter. Smoke alarm.

## Cloakroom

(4' 9" x 2' 6") or (1.45m x 0.76m)

uPVC double glazed window to side. 2 piece suite in white comprising close coupled w.c and wall mounted hand wash basin. Wood panelled walls. Tiled splashback.

## Kitchen

(17' 2" x 7' 5") or (5.23m x 2.26m)

Hardwood double glazed windows to side and rear. Door to side. Fitted kitchen finished with white gloss doors with brushed steel handles. A variety of wall mounted and base units. Integral oven, grill, hob and extractor hood. Stainless steel sink unit with mixer tap. Tiled splashbacks. Laminate flooring. Plumbed for washing machine and dishwasher. Space for fridge freezer. Archway to

## Lounge/Dining Room

(11' 8" x 22' 0" x 9' 5") or (3.55m x 6.70m x 2.88m)

Hardwood double glazed patio doors to rear garden. Louis style plaster moulded fire surround with fire recess. Alcoves with shelving. TV point. Telephone point. Laminate flooring. 2 radiators. Ceiling roses.

## Sitting Room

(13' 1" x 11' 9" x 10' 4") or (3.98m x 3.58m x 3.15m)

uPVC double glazed bay window to front. Restored Herringbone wood block flooring. Recessed fireplace with alcoves. Picture rails. Ceiling rose. Radiator.

## FIRST FLOOR

## Landing

uPVC double glazed window to side. Overstairs linen cupboard. Fitted carpet. Restored original woodgrain doors to bedrooms.

## Bathroom

(6' 5" x 6' 7") or (1.95m x 2.01m)

uPVC double glazed window to rear. 3 piece bathroom suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin and steel bath with overhead electric shower and screen. Part tiled walls. Cushioned flooring. Radiator. Part glazed original door to landing.

## Bedroom 1

(12' 0" x 13' 1" x 10' 8") or (3.65m x 3.99m x 3.25m)

uPVC double glazed bay window to front. Restored and painted floorboards. Alcoves. Radiator. Picture rails.

## Bedroom 2

(11' 4" x 11' 11" x 10' 4") or (3.45m x 3.62m x 3.14m)

uPVC double glazed window to rear. Restored and painted floorboards. Picture rail. Radiator. Built in wardrobe to alcove housing combi gas central heating boiler.

## Bedroom 3

(6' 8" x 6' 5") or (2.04m x 1.96m)

uPVC double glazed window to front. Radiator. Painted and restored floorboards. Picture rail. Loft access. Radiator.

## EXTERIOR

## Front Garden

Slightly elevated forecourt style garden. Laid with stone gravel. Gate and stepped pathway to front door. Gated side block paved pathway giving access to side and rear entrance doors to the property and to

## Rear Garden

Elevated lawned and paved private garden with block paved patio to lower level. Southerly facing, so all day sun! Garden shed. Wood fenced and hedged boundaries.

## Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

## 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 electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

**Tenure** Freehold
















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

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