

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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25 Oddfellows Street, Bridgend, Bridgend County. CF31 1TA



Offers In Region Of **£140,000**

Main Features

- 2 double bedroom extended mid terrace home
- Modernised condition with open plan lounge/dining room
- First floor bathroom
- Open aspect to front & rear
- Dressed stone walls
- uPVC double glazing & combi gas central heating
- Situated in a highly convenient location for Bridgend Town Centre
- The M4 is accessible at Junction 36 and is within approximately 2 miles
- The Princess Of Wales Hospital is within approximately 1 mile
- Council Tax Band C. EPC: D

General Information

TWO DOUBLE BEDROOM EXTENDED MID TERRACED HOME, modernised condition with open plan lounge/dining room with dressed stone walls. First floor bathroom. Open green aspect to front & rear & more!

This home has accommodation comprising hallway, lounge/dining room, kitchen/breakfast room, 2 double bedrooms. First floor bathroom. Benefiting from uPVC double glazing & combi gas central heating.

Situated in a highly convenient location for Bridgend Town Centre, railway station, bus station and local amenities. The Princess Of Wales Hospital is within 1 mile approximately. The M4 is accessible at Junction 36 and is within approximately 2 miles/

GROUND FLOOR

Hallway

uPVC double glazed front door. Laminate flooring. Electric meter and consumer unit. Wall mounted gas central heating thermostat. Glass block wall feature. Open doorway to

Lounge/Dining Room

uPVC double glazed windows to front and rear. Venetian blinds. Exposed and dressed original stone feature walls. Two recessed fireplaces with rustic wood mantels. Alcoves. Buxton gas meter. Wired for wall mounted TV. Wall and ceiling lights. Laminate flooring. Two radiators. Open plan staircase to 1st floor. Telephone and Internet connection points.

Kitchen/Breakfast Room

uPVC double glazed windows to side and rear. uPVC door to side. Radiator. A range of fitted base units finished in White with brushed steel handles. Stainless steel sink unit with mixer taps. Tiled splashback. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Recess for fridge/freezer. Radiator. Woodgrain vinyl tiled flooring.

FIRST FLOOR

Landing

Plastered walls and ceiling. Built in storage cupboard. White colonial style panel doors to bedrooms and

Bathroom

uPVC double glazed window to rear and blind. Four piece bathroom suite in White comprising close WC with pushbutton flush, pedestal hand wash basin, panelled bath with mixer taps & tiled shower cubicle with mixer shower and recessed shelf. Part tiled walls. Tiled floor. Plastered walls and ceiling. Extractor fan. Chrome heated towel rail.

Bedroom 1

Two uPVC double glazed windows with Venetian blinds to front. Radiator. Fitted carpet. Alcove. Plastered walls and ceiling.

Bedroom 2

uPVC double glazed window to rear overlooking St John's Ambulance grounds and Pen y Bont School with Venetian blind. Fitted carpet. Plastered walls and ceiling. Radiator.

EXTERIOR

Front

There is open Green space and mature trees to the front of the property.

Rear Garden

To the rear there is a courtyard which is laid with concrete stone and block boundary walls. Wood fencing. The rear yard backs onto St John's Ambulance hall and car park grounds.

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 bcb@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

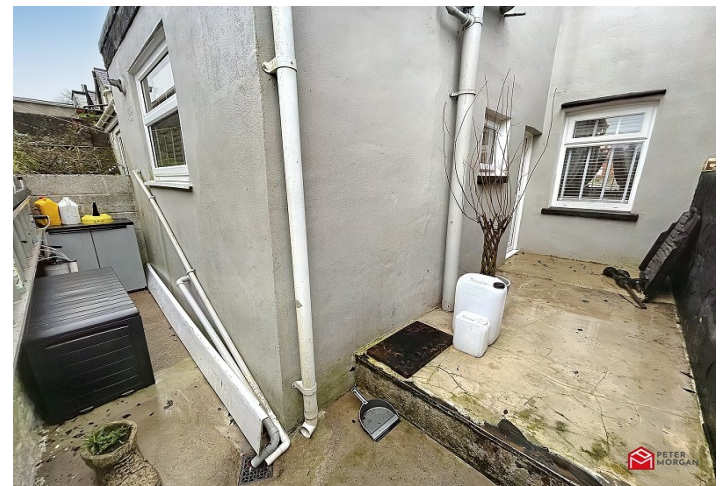
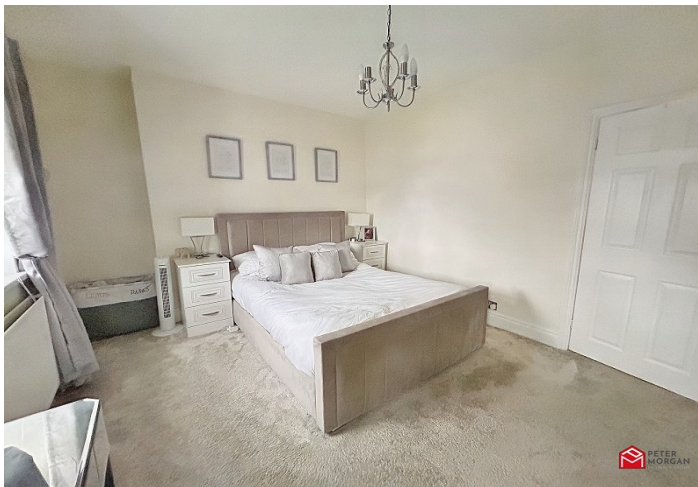
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Gas

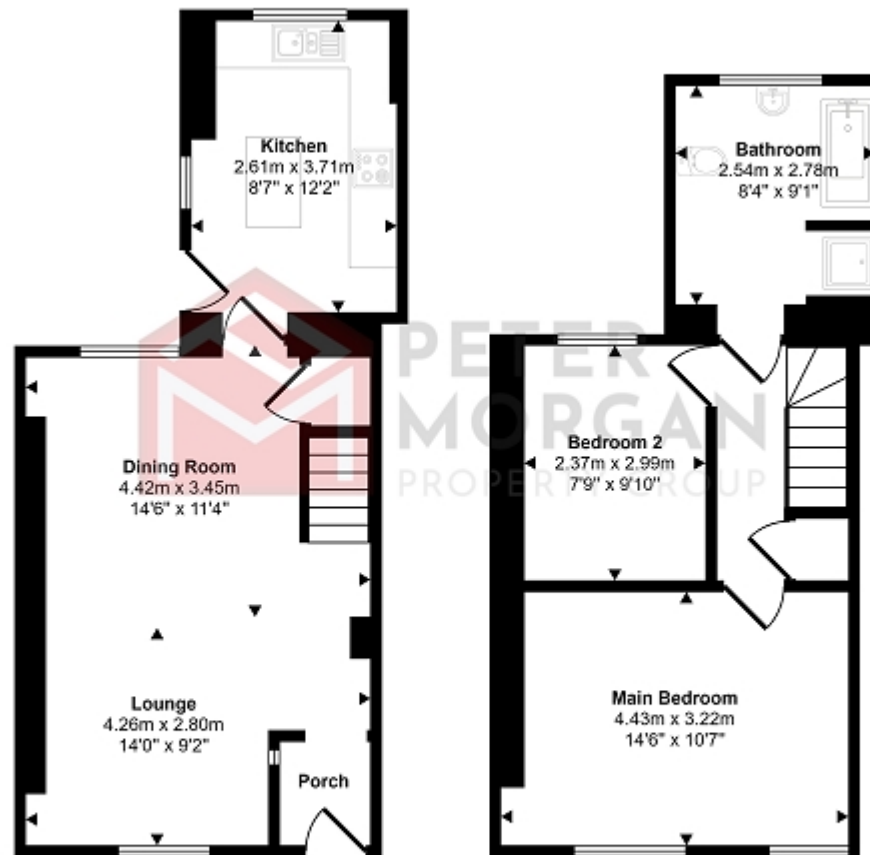
Tenure Freehold








Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 37 sq m / 394 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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