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33 Jubilee Crescent

Bridgend,

CF31 3AY

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Asking price **Offers in the Region Of £195,000**

Situated in the popular Bridgend location within close proximity to Bridgend Town Centre, good transport links and local schools, shops and amenities is this well-proportioned three bedroom semi-

Three bedrooms

Extended semi-detached property

Close proximity to Bridgend Town Centre

Off-road parking

Social kitchen/diner area

Attic room

Close proximity to local school, shops and amenities

Viewings are highly recommended





This extended three bedroom semi-detached property with close proximity to Bridgend Town Centre and transport links and is well-proportioned throughout.

The property is entered via a partially glazed UPVC door into an entrance hallway with staircase rising to the first floor landing and doorways to the lounge and sitting room.

The lounge is a good size reception room with a large double glazed UPVC bay window to front.

The sitting room is an impressive size reception room with an opening through to the kitchen/dining area.

The dining room has French doors to the rear giving access to the garden and a Velux window allowing natural light into the room.

The kitchen area has been fitted with a matching range of base and eyelevel units with rolled worktop space over, comprising; stainless steel sink, built-in oven with electric hob and extractor fan overhead. There is space for fridge, freezer and plumbing for two appliances, there is a window to the side and a doorway into an inner hallway which has a WC, an obscure glazed window to the side and a further doorway to the garden.

To the first floor landing there are doorways to all three bedrooms and family bathroom.

The master bedroom is an impressive size double room with a double glazed window to rear with views out to the garden.

Bedroom two is another good size double room with a double glazed window to the front.

Bedroom three is a well-proportioned single room with a double glazed window to the front. The family bathroom has been fitted with a three piece suite comprising; vanity unit

wash handbasin, WC and panel bath with shower overhead.

There are fully tiled walls and an obscure glazed window to the rear. The loft room is an impressive size room laid to carpet with storage in the eaves and also houses the combination style boiler and there is a Velux window to the rear.

To the front of the property is a double width drive providing ample off-road parking ahead of the property entrance. To the rear of the property is a good size garden laid mostly to patio with a separate lawn section and an outbuilding for storage.

Viewings highly recommended.





Directions

From Herbert R Thomas office on Derwen Road head towards Tondy Road taking the first left on the roundabout. Continue to follow the road through the traffic lights onto Cowbridge Road. Passing Bridgend College which can be found on your right hand side, take the third left onto Jubilee Road continue to follow road onto Jubilee Crescent and property can be found on the right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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2/7/24, 11:28 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

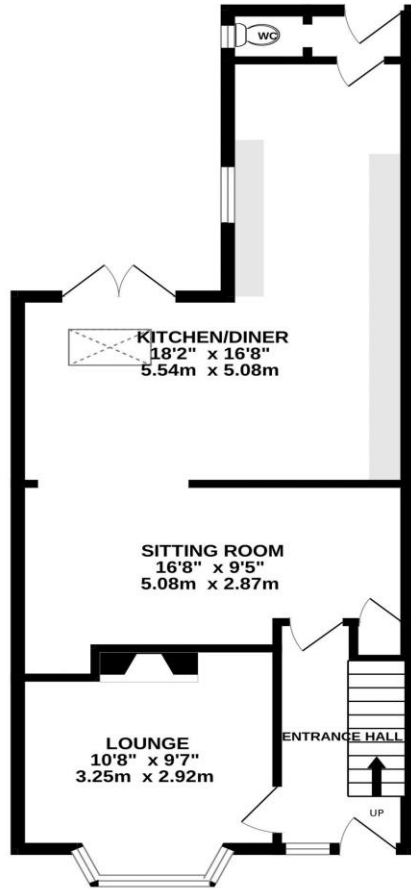
Energy performance certificate (EPC)		
25 Jubilee Crescent BRIDGEND CF31 1LH	Energy rating D	Valid until: 31 July 2028 Certificate number: 7588-6200-6221-4988-6980
Property type	Mid-terrace house	
Total floor area	95 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions		
Energy rating and score		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92-100	A	
81-91	B	
69-80	C	
55-68	D	60
39-54	E	
21-38	F	
1-20	G	

<https://www.gov.uk/guidance/energy-performance-certificate/7588-6200-6221-4988-6980/property>

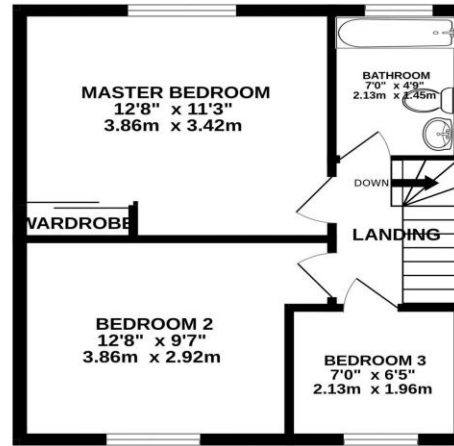
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



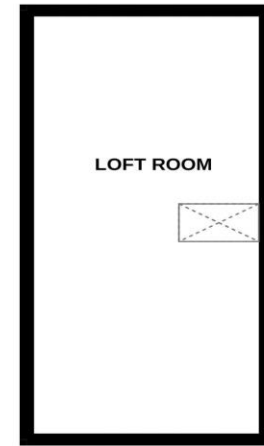
GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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