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14 Hernston Lane

South Side, Bridgend,

CF31 3DP

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14 Hernston Lane

Asking price **£295,000**

This three bedroom detached bungalow is situated on the popular Hernston Lane on the south side of Bridgend town centre. Built in 1952, and loved as a family home, this bungalow has never been on the market and is available for the first time.

No chain

Spacious detached three bedroom bungalow

Built in 1952 and first time available to the market

Flexible living accommodation

Private South/west facing garden

Garage & driveway parking

Popular location





The property is entered via a wooden glazed front door leading into the entrance hall. The entrance hallway is laid with fitted carpet and has a generous coat cupboard built in. Staircase leading to the first floor. There are doors leading to the lounge, sitting room, two bedrooms and the family bathroom.

The sitting room has original block flooring with a feature fireplace, decorative coving and a window to the front overlooking the garden. The main bedroom is located on the ground floor and is a double room with fitted carpet and a window overlooking the rear garden. There is a small alcove with built-in drawers and is currently used as a little vanity table. Bedroom two is another good size room also with window overlooking the rear garden. Bathroom is a three piece suite with the original cast iron bath, WC and vanity unit with wash hand basin inset. The walls are fully tiled, there's an off tap shower attachment and a sliding glass screen. Wooden tongue and groove ceiling and a double storage cupboard ideal for towels. Fitted carpet. The lounge is a generous sized room with space for a three-piece suite along with a 6 seater dining table. The lounge has original block flooring, a feature fireplace and some built-in cabinets to house the television. Window to the front overlooking the garden and a doorway leading through to the fitted kitchen. The kitchen is fitted with a range of base wall and drawer units with additional built-in wooden dressers. The walls are part tiled and tongue and groove cladding. Quarry tiled flooring and space for breakfast table. Four ring gas hob, electric double oven 2.5 bowl sink unit and a wall hang Baxi Combi boiler. Windows to the side. Rear hallway has a doorway allowing access from the driveway on the side. This is the door used as the main entrance. Laid to quarry tile flooring which continues from the kitchen, there is a built-in wooden cabinet for

storage and a small desk unit. Doors lead to the sunroom/conservatory and the utility room. The sunroom overlooks the garden to the rear and has windows to the rear and side aspect. UPVC door leading out to the garden. Radiator, fitted carpet and panelled walls. The utility room has space for appliances and a single bowl sink unit. There are fixed cabinets and work surfaces. Doors leads to a shower room and access to the garage. Built-in storage unit, flooring is tiled. The shower room is fully tiled there is a shower cubicle with an electric shower, a pedestal wash hand basin and WC. Garage has an up and over door to the front and a stable door to the rear. The first floor is accessed by the staircase in the hallway.

Open steps with fitted carpet lead to the landing area which has doors to the main bedroom and a smaller room which is currently

used for storage. The bedroom on this level is a double room with a pitched ceiling, there are built-in wardrobes, fitted dressing table and a vanity unit with wash hand basin window. The smaller room has a Velux window to the front, carpet and doors either side leading into under eaves attic storage. The underneath storage has fitted carpet and built-in shelving units.

The property sits on a generous plot and is approached by gates opening on to a concrete driveway allowing off-road parking for 2 to 3 vehicles. The front garden is generous in size and beautifully landscaped laid lawn and filled with mature shrubs. side access to the left of the property and a single garage joins to the house. The rear garden is private and Southwest facing. There is a patio area leading from the property with the remainder of the garden is laid to lawn with mature trees and shrubs. decorative flowerbeds and a summer house to remain.





Tenure

Freehold

Services

All Mains
Council Tax Band E
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From our office on Derwen Road, head North to the dual carriage way bearing left. At the first roundabout, take the first exit onto Tondy Road and follow the road across the first set of traffic for approximately half a mile. At the next set of traffic lights take a right on Ewenny Road. After the school take the 2nd left onto Priory Road and then take the 2nd right onto Hernstone Lane. The property will be found at the end of the road on the right hand side.

Viewing strictly by appointment
through Herbert R Thomas

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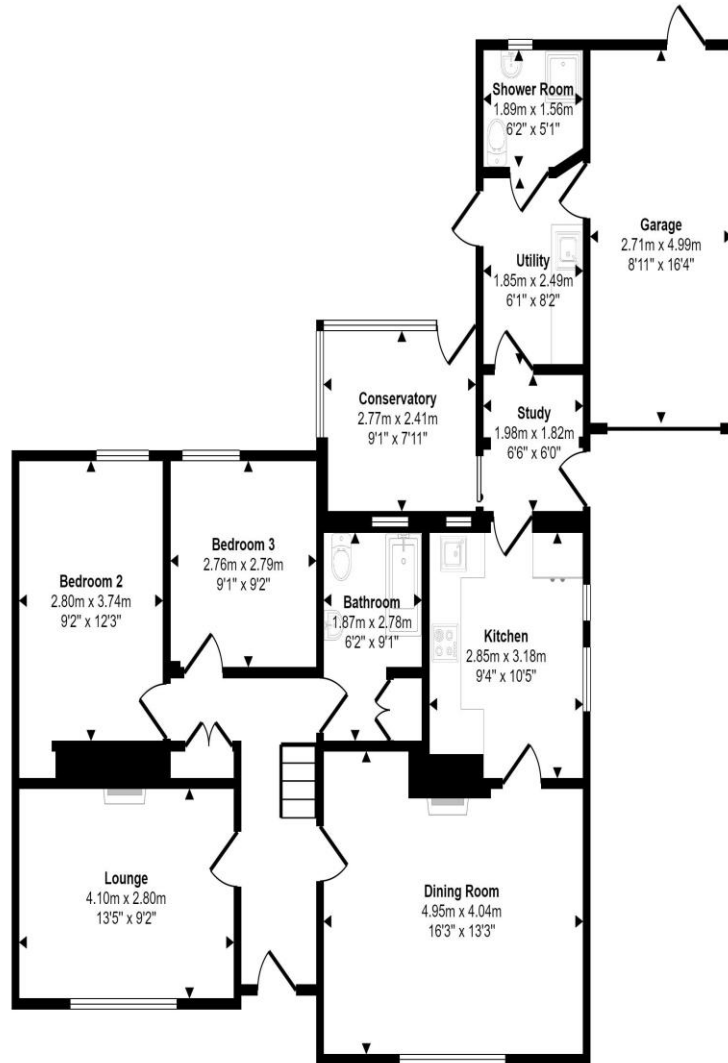


AWAITING EPC


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.

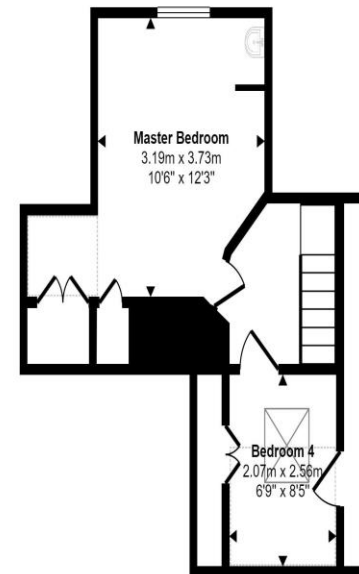


Approx Gross Internal Area
141 sq m / 1513 sq ft



Ground Floor
Approx 110 sq m / 1185 sq ft

 Denotes head height below 1.5m



First Floor
Approx 30 sq m / 328 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.

