



32 Evans Street, Bridgend, CF33 6EE
O.I.R.O £159,000

Ferriers Estate Agents are pleased to offer for sale, this three bedroom, mid terrace property, situated in the village of Kenfig Hill. Close to all local amenities and within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance porch, hallway, two reception rooms, kitchen, rear hallway and a bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front forecourt and an enclosed rear garden with a garage and rear lane access. This property is being sold with no on-going chain and would make an ideal first time purchase or investment.

Tenure = Freehold (to be confirmed by a legal representative).
EPC Rating = D.
Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via a uPVC double glazed door, skimmed ceiling, tiled walls, tiled flooring, door into:-

Hallway



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, carpeted stairs to the first floor, opening into Reception Room Two, door to the left into:-

Reception Room One 13'5" x 8'10" (4.1 x 2.7)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Reception Room Two 15'1" x 11'1" (4.6 x 3.4)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear, opening into:-

Kitchen 12'9" x 6'10" (3.9 x 2.1)



Tongue and groove ceiling, skimmed and tiled walls, wood effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, space for a cooker, space and plumbing for a washing machine, storage cupboard housing the gas combination boiler, opening into the rear hallway, door into:-

Bathroom 7'6" x 5'6" (2.3 x 1.7)



PVC panel ceiling, PVC panel walls, ceramic tiled flooring, radiator, three piece suite comprising a panel bath with shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Rear Hallway 10'9" x 3'7" (3.3 x 1.1)

Tongue and groove ceiling, skimmed walls, wood effect laminate flooring, radiator, two uPVC double glazed windows to the front and side, uPVC double glazed door to the rear.

First Floor

Landing

Textured and coved ceiling, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Bedroom One 12'5" x 10'9" (3.8 x 3.3)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Bedroom Two 11'5" x 8'10" (3.5 x 2.7)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 9'2" x 6'2" (2.8 x 1.9)



Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Outside

Front Forecourt



Paved forecourt with steps leading up to the property entrance.

Rear Garden



Area laid to concrete, further area laid to patio, another further area laid to lawn, bordered with block walls, garage to the rear (in need of attention) suitable for off-road parking and/or storage, wooden pedestrian gate providing rear lane access.

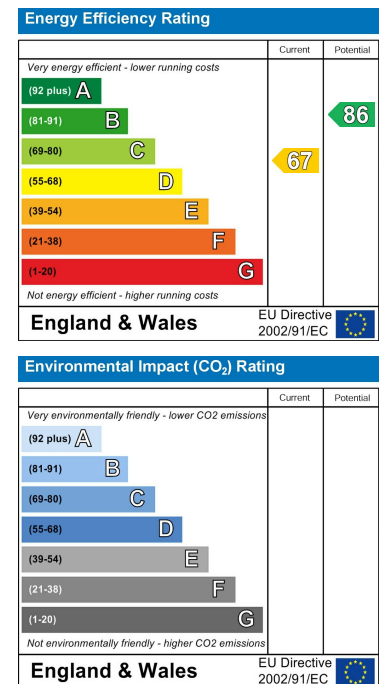
Floor Plan



Area Map



Energy Efficiency Graph



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