



**23 Evans Street, Bridgend, CF33 6EE**

**£130,000**

Ferriers Estate Agents are pleased to offer For Sale this three bedroom mid terraced property. Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a sense of community while still being within easy reach of larger towns and cities.

The accommodation briefly comprises an entrance porch, hallway, two reception rooms, kitchen, utility room and shower room to the ground floor. Landing, three bedrooms and W.C to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, front forecourt and enclosed rear garden.

## Ground Floor

### Entrance Porch

Entry via a uPVC double glazed door, papered ceiling, tiled walls, wood effect laminate flooring, uPVC double glazed door with obscured glass into:-

### Hallway



Papered ceiling, textured walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor,, understairs storage cupboard, three doors off:-

### Reception Room One 12'4" x 9'1" (3.77 x 2.77)



Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed bay window to the front, pebble effect electric fireplace sitting on a granite back and hearth with a wooden mantle over,

### Reception Room Two 10'2" x 12'1" (3.11 x 3.70)



Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### Kitchen 9'2" x 11'1" (2.81 x 3.40)



Skimmed ceiling, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary worksurface housing a stainless steel sink drainer, integrated five ring gas hob, electric cooker, integrated under counter fridge freezer, two uPVC double glazed windows to the side

### Utility Room 6'0" x 5'7" (1.85 x 1.71)

Skimmed ceiling and walls, tiled flooring, base unit, uPVC double glazed window and uPVC double glazed door to the rear, space and plumbing for a washing machine and a tumble dryer, space for an under counter fridge freezer, door into shower room

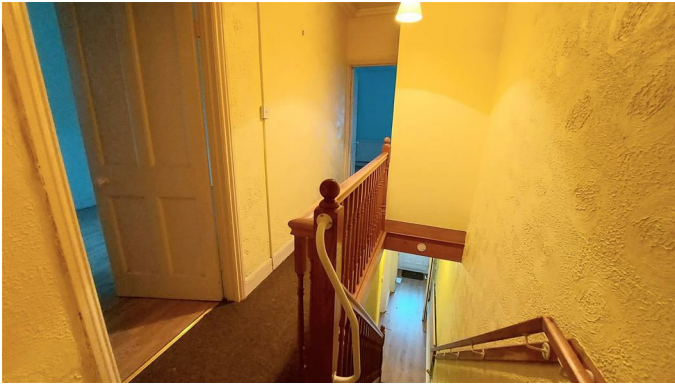
### Shower Room 6'7" x 6'6" (2.03 x 2.00)



Skimmed ceiling, skimmed and tiled walls, tile effect vinyl flooring, radiator, uPVC double glazed window with obscured glass to the rear, three piece suite comprising: double shower cubicle, pedestal wash hand basin, low level WC.

## First Floor

## Landing



Textured ceiling with loft access, textured walls, fitted carpet, airing cupboard, opening into rear hallway, two doors off:-

## Bedroom One 16'2" x 10'9" (4.94 x 3.29)



Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, two uPVC double glazed windows to the front

## Bedroom Two 10'3" x 11'4" (3.13 x 3.47)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window the rear

## Rear Hallway

Skimmed ceiling and walls, wood effect laminate flooring, two doors off:-

## Bedroom Three 7'5" x 9'4" (2.27 x 2.86)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, storage cupboard housing gas combination boiler, uPVC double glazed window to the side

## W.C. 3'8" x 6'1" (1.13 x 1.87)



Skimmed ceiling, skimmed and papered walls, tile effect vinyl flooring, uPVC double glazed window with obscured glass to the side, two piece suite comprising a pedestal wash hand basin and low level WC

## Outside

### Front Forecourt

### Rear Garden



Steps leading down to and area laid to decking, further set of steps leading down to the garden area which is laid to lawn, storage shed, wooden pedestrian gate offering rear lane access,. Garden is in need of attention.

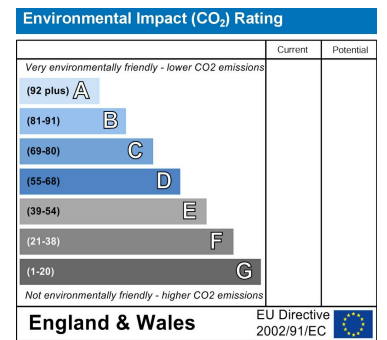
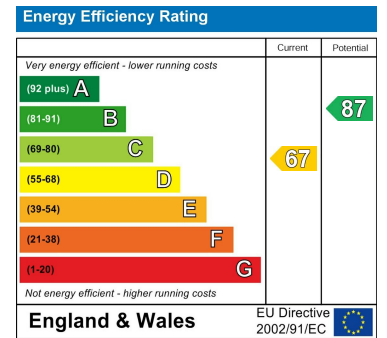
# Floor Plan



# Area Map



# Energy Efficiency Graph



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