



1 Evans Terrace, Bridgend, CF33 4AR

£195,000

Ferriers Estate Agents are delighted to offer for sale this two bedroom, end-of-terrace bungalow situated in North Cornelly, Bridgend. Conveniently situated for all local amenities and within easy access to Junction 37 of the M4 Motorway and the seaside town of Porthcawl, near Bridgend. The accommodation briefly comprises:- entrance porch, open plan lounge/diner, kitchen, shower room and two bedrooms. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout (except the shower room), enclosed front and side gardens, rear yard and off-road parking. This property has recently undergone some refurbishment, making it the perfect "blank canvas" and with no onward chain, this fantastic home is ready for you to move straight into. Early viewing is highly recommended to fully appreciate all it has to offer!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = E.

Council Tax Band = B.

Entrance Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, three uPVC double glazed windows to the front and side, door into:-

Open Plan Lounge / Diner

Lounge 12'4" x 12'3" (3.78 x 3.74)



Skimmed ceiling, skimmed walls, radiator, uPVC double glazed window to the front, door into bedroom two, opening into:-

Dining Area 9'1" x 8'4" (2.78 x 2.55)



Skimmed ceiling, skimmed walls, radiator, door into bedroom one, door into the shower room, opening into:-

Kitchen 10'3" x 8'0" (3.14 x 2.44)



Tongue and groove ceiling, skimmed and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel round sink / drainer with mixer tap, integrated appliances to include an electric oven, four ring gas hob and a chimney style extractor above, space for fridge/freezer, space and plumbing for a washing machine and slimline dishwasher, wall mounted gas combination boiler, three uPVC double glazed windows to the sides, uPVC double glazed french doors to the side.

Bedroom One 10'9" x 10'5" (3.28 x 3.18)



Skimmed ceiling with loft access, skimmed walls, radiator, two uPVC double glazed windows (brand new) to the rear.

Bedroom Two 10'7" x 8'10" (3.24 x 2.71)



Skimmed ceiling with decorative beams, skimmed walls, radiator, fitted wardrobes, uPVC double glazed window to the front.

Shower Room 9'2" x 5'2" (2.81 x 1.58)



Skimmed ceiling, tiled walls, wood effect vinyl

flooring, radiator, chrome towel rail, three piece suite comprising a double shower cubicle, wash hand basin set on a vanity unit and a low level W.C. with concealed cistern, aluminium single glazed window to the rear.

Outside

Front Garden



Private pathway into the street for residents only, entry via a wrought iron pedestrian gate, paved centre pathway with areas laid to lawn either side with mature plants and shrubs, driveway suitable for up to two vehicles, bordered with dwarf block walls and mature plants and shrubs.

Side Garden



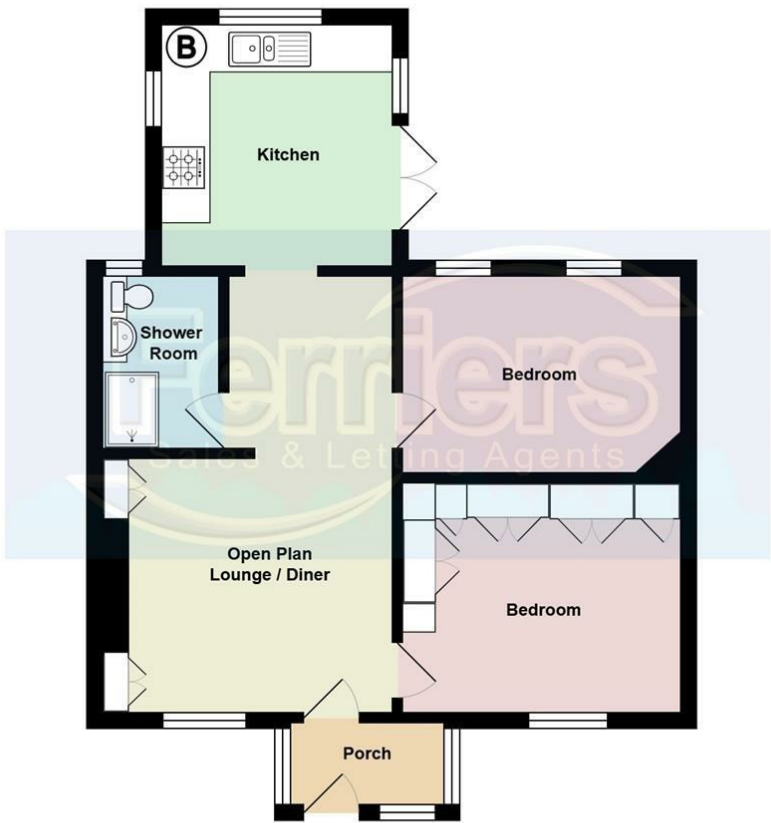
Side access laid to concrete, wrought iron double gates, bordered with mature plants & hedging.

Side & Rear Yard

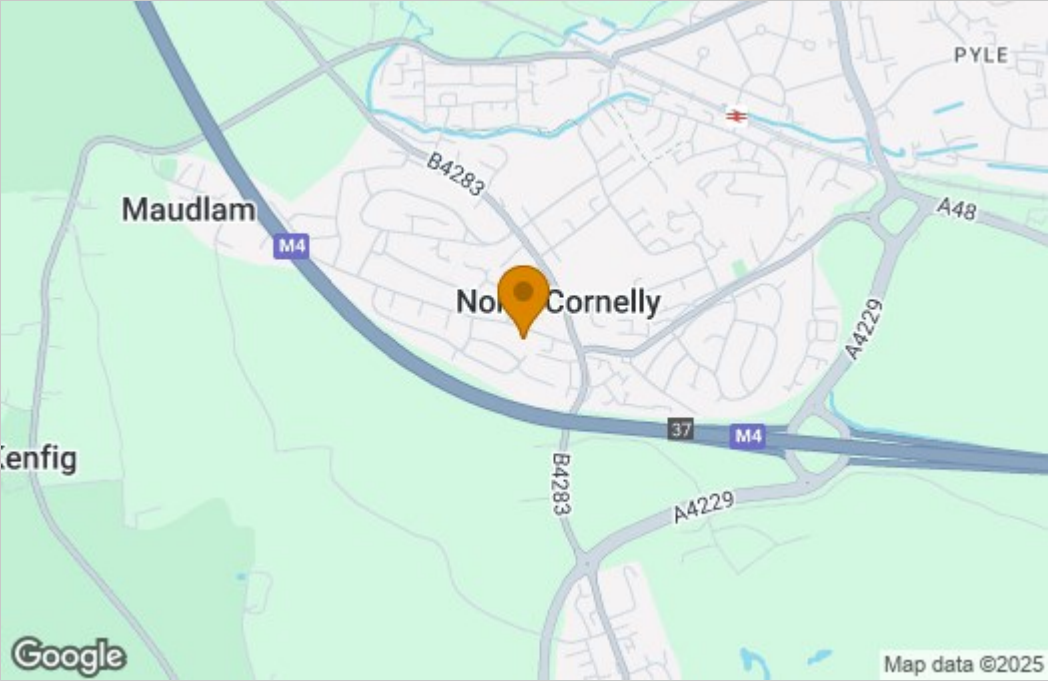


Laid to patio, storage shed to the side, bordered with block walls.

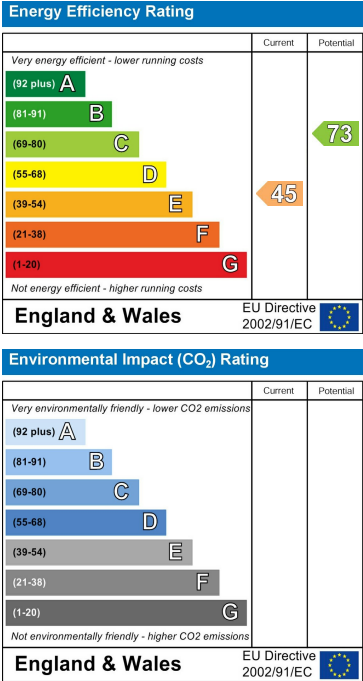
Floor Plan



Area Map



Energy Efficiency Graph



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