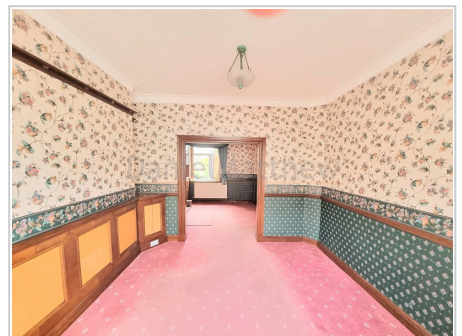
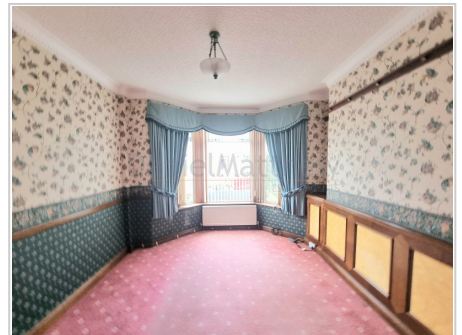


16 Vernon Street  
Bridgend  
Bridgend County  
CF31 1TQ

£189,995



- Three Bedroom Mid Terrace
- Two Reception Room
- Downstairs Shower Room
- Garage
- Rear Garden
- Close To Town Centre
- Good Transport Links
- Close To Amenities
- NO CHAIN

**Ref: PRA10721**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\* POPULAR LOCATION \* Daniel Matthew are pleased to offer for sale this three bedroom mid terrace situated within walking distance of the town centre. Comprising two reception rooms, kitchen/diner, downstairs shower room. To the first floor three bedrooms. Further benefits garage and rear garden. Offered with NO ONWARD CHAIN. Call our team to arrange an appointment 01656 750764.

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## Accommodation

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### Entrance

Enter via Aluminium door to hallway, comprising plain ceiling, papered walls, tiled flooring, radiator, stairs to first floor, doors leading to ground floor rooms.

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Lounge (11' 02" x 9' 01" ) or (3.40m x 2.77m)

Aluminium bay window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, arch to sitting room.

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Sitting room (10' 06" x 8' 03") or (3.20m x 2.51m)

Aluminium window to rear aspect, textured ceiling, papered walls, carpet flooring, wood burner, radiator.

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Kitchen/ Diner (9' 08" Max x 16' 03") or (2.95m Max x 4.95m)

UPVC double glazed box bay window to side aspect, UPVC double glazed window to rear, door leading to rear garden. Matching wall and base units, plumbing for dishwasher, space for fridge/freezer, stainless steel sink/drainers, cooker point, tiled flooring, door to utility area.

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Utility Area

Window to side aspect, tiled flooring, plumbing for washing machine, door to shower room.

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### Shower Room

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls and floor, walk in shower, low level WC, wash hand basin with vanity unit beneath, heated towel rail.

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## Landing

Plain ceiling, access to loft, papered walls, carpet flooring, storage cupboard.

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## Bedroom One (12' 01" Min x 9' 01") or (3.68m Min x 2.77m)

Two aluminium window to the front aspect, plain ceiling, papered walls, fitted wardrobes, carpet flooring, radiator.

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## Bedroom Two (10' 06" x 8' 02" ) or (3.20m x 2.49m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted wardrobes, radiator, carpet.

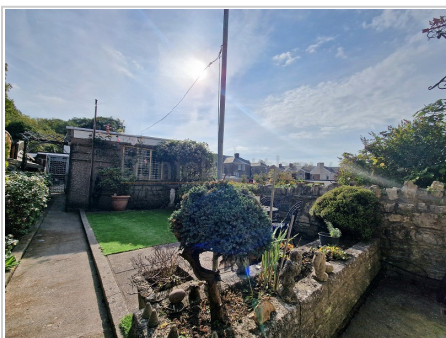
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## Bedroom Three (8' 07" x 7' 03"Min Min) or (2.62m x 2.21m Min)

UPVC double glazed window to rear aspect, textured ceiling, papered walls, carpet flooring, fitted wardrobes, radiator.

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## Outside

Front - Wall boundaries, iron gate, raised flower beds.

Rear - Wall boundaries, path leading to rear lane access gate, laid to artificial grass, flower beds.

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## Garage

Electric garage door, power and lighting.

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Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: F31

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Deposit: £0.00





GROUND FLOOR



FIRST FLOOR

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*