



## Herbert Street, £133,000

- Semi-Detached
- Great Investment or Family Home
- Three Bedrooms
- Council Tax Band - C
- Popular Location
- EPC Rating: D



 3  1  1



## About the property

Peter Alan Estate Agents are now in receipt of an offer for the sum of £125,000 for 18 Herbert Street, Bridgend, CF31 1TJ. Anyone wishing to place an offer on the property should contact Peter Alan Estate Agents, 22 Dunraven Place, Bridgend, 01656 657201 prior to exchange of contracts.

**\*MAY SUIT CASH BUYERS\*** Situated in a highly convenient location for Penybont School, Bridgend Town Centre, Princess of Wales Hospital, Intercity Rail link, bus station and all town centre amenities. The M4 is within 2 miles at Junction 36. This home has accommodation comprising ground floor hallway, cloakroom, sitting room and lounge/dining room. First floor landing, bathroom and 3 bedrooms. Front and rear gardens. The property is a great investment opportunity and viewings are highly recommended. To arrange a viewing, please contact us on 01656 657201 or email us at [bridgend@peteralan.co.uk](mailto:bridgend@peteralan.co.uk).

All services have not been tested/will not be tested.

## Accommodation

### Entrance

### Lounge

11' 10" max x 13' max ( 3.61m max x 3.96m max )

### Dining Room

11' 9" x 11' 3" ( 3.58m x 3.43m )

### Kitchen

19' 3" max x 10' 11" max ( 5.87m max x 3.33m max )



## Bathroom

## Bedroom One

11' 10" max x 13' ( 3.61m max x 3.96m )

## Bedroom Two

11' 10" x 11' 5" ( 3.61m x 3.48m )

## Bedroom Three

6' 8" x 6' 5" ( 2.03m x 1.96m )

## Outside

01656 657201  
bridgend@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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