



**hrt**  
herbert r thomas

21 Vernon Street  
Bridgend, CF31 1TQ

[hrt.uk.com](http://hrt.uk.com)

## 21 Vernon Street

Asking price **£150,000**

Herbert R Thomas Estate Agents are pleased to present this bay fronted terraced property, situated just a short distance from Bridgend Town Centre with accommodation briefly comprising, entrance hall, sitting room, dining room, kitchen, bathroom, three bedrooms and loft room.

Ideal first time buyer or investment opportunity

Close proximity to Bridgend Town Centre and railway station

Two reception rooms

Westerly facing rear garden

Kitchen/breakfast room

Loft room

Viewing is recommended





Situated in the popular Vernon Street location, just a short distance from Bridgend Town Centre and railway station, is this stone fronted terraced property.

The property is entered via a composite and double glazed door into entrance hallway with staircase rising to first floor landing, ornate coving to ceiling and doorways to the dining room and kitchen/breakfast room. The dining room has French doors overlooking a westerly facing rear garden, laminate flooring,

original built-in wall units and the room is open plan to lounge. The lounge has feature fireplace, bay window to the front and laminate flooring. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over. There is an integrated oven with four ring gas hob and extractor over, tiled flooring, tiled splash backs, window and door to the side and a further doorway to the downstairs bathroom. The bathroom has been fitted with a three-piece suite comprising; vanity unit wash

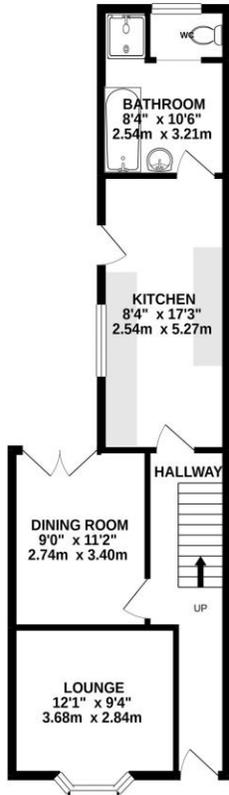
and basin, bath and shower. There is a heated towel rail, tiled flooring, obscure glazed window to the side and a doorway to a cloakroom. The cloakroom has been fitted with a low-level WC.

Upstairs to the first floor the landing gives access to three well proportioned bedrooms and a further staircase gives access to the loft room.

Outside to the front of the property is a courtyard garden with a pathway leading to the front door. To the rear of the property is an enclosed westerly facing rear garden, laid mostly to lawn.

Viewings on the property are highly recommended to appreciate the accommodation on offer.

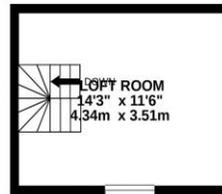
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020





## Directions

From our office, travel up Nolton Street, following the road as it bears left to the traffic lights on Tremains road, turn left and proceed down the hill to the next traffic lights turning right as you approach the primary school, turn left and follow this road as it bears right onto Morfa Street, turn right onto Acland Road where Vernon street is the second road on the left hand side where the property will be found on the left hand side as indicated by a for sale board.

## Tenure

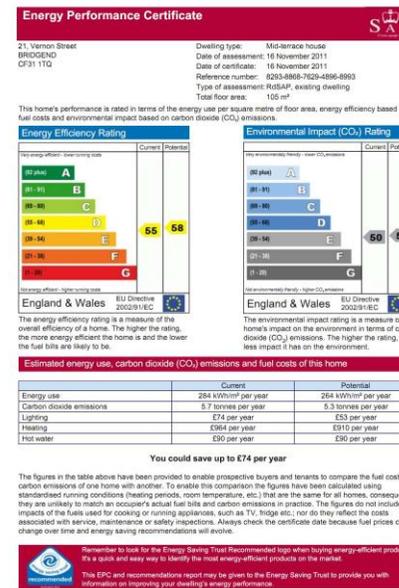
Freehold

## Services

All main services  
Council Tax Band C  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
01656660036  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

