

FOR  
SALE





## PROPERTY SUMMARY

Large semi detached house positioned within walking distance of Bridgend town centre and offering five bedrooms, four reception rooms and a detached garage. Requires modernisation but will be a fabulous family home. NO ONWARD CHAIN.

## POINTS OF INTEREST

- Generous 5 bedroom semi detached house
- Detached garage and off road parking
- Up to four reception areas
- Sought after position close to Bridgend town centre
- Requires modernisation throughout
- NO ONWARD CHAIN
- EPC-D



# ROOM DESCRIPTIONS

**Entrance porch**

Via PVCu frosted glazed door and frosted glazed side window into the porch finished with artexed and coved ceiling, textured walls, wood effect vinyl flooring. Doors leading into the WC, small sitting room and glazed door into the entrance hall.

**WC**

Via PVCu frosted glazed door and frosted glazed side window into the porch finished with artexed and coved ceiling, textured walls, wood effect vinyl flooring. Doors leading into the WC, small sitting room and glazed door into the entrance hall.

**Sitting Room**

4.2m x 3m (13' 9" x 9' 10") Stippled ceiling, emulsioned walls, PVCu window overlooking the front of the property and fitted carpet

**Entrance hall**

Stippled ceiling, textured walls with wood panelling and glazed door leading into reception room and fitted carpet. Stairs leading to first floor. Two doors leading to two further reception rooms. Storage cupboard.

**Reception**

6.1m x 4.3m (20' 0" x 14' 1") PVCu sliding doors overlooking the rear of the property, artexed ceiling, papered walls, brick effect decorative fireplace with a gas fire and fitted carpet.

**Reception**

3.8m x 3.8m (12' 6" x 12' 6") PVCu bay window overlooking the front of the property, papered ceiling and walls, space for fire insert and fitted carpet.

**Reception**

3.35m x 6.8m (11' 0" x 22' 4") Artexed ceiling, papered walls, stone effect decorative fire surround with tiled hearth and gas fire, PVCu French doors leading to the front of the property with windows above and fitted carpet. Glazed doors leading into snug. Door leading into kitchen.

**Snug**

1.9m x 2.9m (6' 3" x 9' 6") Stippled ceiling, emulsioned walls, wall mounted Vaillant boiler, PVCu sliding doors to the rear leading to the garden and tile effect lino flooring.

**Kitchen**

3.6m x 3.3m (11' 10" x 10' 10") Stippled ceiling, emulsioned walls, wall mounted Vaillant boiler, PVCu sliding doors to the rear leading to the garden and tile effect lino flooring.

**Utility**

1.5m x 1.9m (4' 11" x 6' 3") PVCu glazed door leading to the rear garden. Stippled ceiling, emulsioned walls and tile effect lino flooring.

**Stairs and landing**

Via stairs with fitted carpet. Wood panelling to the stairwell with wooden balustrade. Doors to six bedrooms and family bathroom. Access to loft, stippled ceiling, textured walls and fitted carpet. Boiler cupboard.

**Bedroom 1**

4.2m x 3.6m (13' 9" x 11' 10") Artexed ceiling, papered walls, radiator, PVCu window to the front of the property and fitted carpet. Built in wardrobes and vanity station. Doors leading into the dressing area and ensuite. Dressing area with electric, frosted PVCu window to the side of the property and hanging rail.

**Dressing Room**

1.6m x 1.5m (5' 3" x 4' 11") Dressing area with power, stippled ceiling, papered walls, frosted PVCu window to the side of the property, fitted carpet and hanging rail.

**En-suite wetroom**

Emulsioned ceiling, extractor fan, part tiled walls, wall mounted mirrored unit, two frosted PVCu glazed windows to the side of the property, towel rail and non slip wet room flooring. PVCu panelling surrounding the shower area, low level WC and pedestal wash hand basin.

**Bedroom 2**

3.7m x 3.8m (12' 2" x 12' 6") Measurements into the bay. PVCu bay window overlooking the front of the property, papered ceiling and walls, radiator and fitted carpet.

**Bedroom 3**

4.25m x 3.4m (13' 11" x 11' 2") Polystyrene tiled ceiling, papered walls, radiator, PVCu window overlooking the front of the property and

exposed floorboards.

**Bedroom 4**

2.5m x 3.1m (8' 2" x 10' 2") Artexed ceiling, emulsioned walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

**Bedroom 5**

2.5m x 3.3m (8' 2" x 10' 10") Measurements into the alcove. Polystyrene tiled ceiling, papered walls, radiator, PVCu window overlooking the rear and fitted carpet.

**Bedroom 6 / Study**

1.5m x 2.3m (4' 11" x 7' 7") Stippled ceiling, emulsioned walls, PVCu window overlooking the rear of the property and fitted carpet.

**Family Bathroom**

Artexed ceiling, extractor fan, frosted PVCu window overlooking the rear of the property, towel rail, tiled walls and tiled flooring. Three piece suite comprising Low level WC, pedestal wash hand basin and bath with over bath shower.

**Outside**

The rear garden is laid to lawn with patio, bushes and shrubs.

Off road parking to the front of the property. Steps leading to PVCu French doors. Outside tap to the side. Wooden gate giving access to rear garden. Corner plot.

**Garage**

Detached garage to the rear with courtesy door from the rear garden.

**Note**

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming".

"N.B. This property will be sold subject to our client's standard covenants, details below;

Not to use the Property for any purpose other than for one single private dwelling or carry on any trade or business at the Property (provided that the use of part of the Property as a home office or the letting of the Property shall not constitute a breach of this clause)

Must not be used for Manufacture, distribution or sale of alcohol

Must not be used for Religious use

Must not be used for Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present;

The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".









Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		64	77
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	