

FOR  
SALE



9 Herbert Street, Blaengarw, Bridgend, Mid Glamorgan CF32 8AF

£130,000 - Freehold



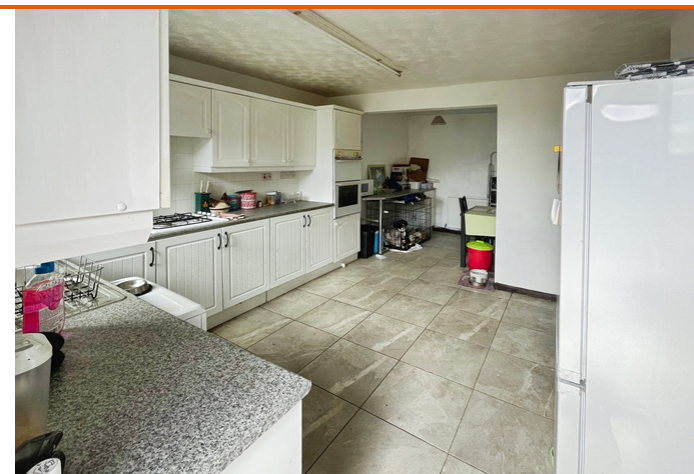
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## PROPERTY SUMMARY

Introducing this end terraced three bedroom home located in the village of Blaengarw at the top of the Garw valley and within easy walking distance of local retail and food outlets, primary schools, bus services and various mountain bike trails directly opposite. Located approximately 8 miles from the M4 at Junction 36. The property benefits from two reception rooms, kitchen/diner, family bathroom and enclosed rear garden.

## POINTS OF INTEREST

- Three bedroom end terraced house
- Two reception rooms
- Ground floor shower room
- Enclosed rear garden
- Located in the village of Blaengarw



## ROOM DESCRIPTIONS

### Entrance

Via PVCu door into the hallway.

### Hallway

0.91m x 4.29m (3' 0" x 14' 1") Textured ceiling with pendant light, emulsioned walls, fitted carpet. Access to two reception rooms and stairs leading to the lower level and the first floor.

### Reception 1

3.40m x 3.27m (11' 2" x 10' 9") Artexed ceiling, papered walls, chimney breast, radiator, fitted carpet, skirting and PVCu window overlooking the rear of the property.

### Reception 2

3.17m x 3.51m (10' 5" x 11' 6") Artexed ceiling, papered walls, chimney breast, radiator, fitted carpet and PVCu window overlooking the front of the property.

### Kitchen/Diner

0m x 0m (0' 0" x 0' 0") 3.15m x 6.14m (10' 4" x 20' 2") L shaped room finished with emulsioned ceiling and walls with centre light, tiled flooring and skirting. A range of wall and base units with worktop and tiling to the splash backs. Gas cooker, integrated oven and grill and stainless steel sink/drainers. Breakfast bar, radiator and PVCu window overlooking the rear, Upvc glazed door to rear garden. Door leading to the shower room and door to under stairs storage.

### Shower Room

1.81m x 2.36m (5' 11" x 7' 9") Emulsioned ceiling and walls and tiled flooring. Three piece suite comprising vanity sink with tiled splash back, low level WC and double shower with sliding doors.

### Landing

0.81m x 4.07m (2' 8" x 13' 4") Emulsioned ceiling and walls with centre light, skirting, access to the loft and doors leading to the bedrooms.

### Bedroom 1

2.05m x 2.49m (6' 9" x 8' 2") Textured ceiling with centre light, papered walls, fitted carpet, radiator and PVCu window overlooking the front of the property.

### Bedroom 2

2.51m x 3.47m (8' 3" x 11' 5") emulsioned ceiling and papered walls with centre light, carpet, skirting, upvc window looking out to the front of the property.

### Bedroom 3

3.04m x 3.04m (10' 0" x 10' 0") Textured ceiling, papered walls with centre light, fitted carpet, skirting and PVCu window overlooking the rear of the property.

### Outside

Low maintenance rear garden with rear lane access, patio area and laid to lawn and fabulous views over the valley. On street parking.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC