

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



162 & 162a Oxford Street, Pontycymer, Bridgend, Bridgend County. CF32 8DG



£234,999

Main Features

- Three Bedroom
- End terraced
- Granny annex
- Fitted shower Room
- Kitchen/Diner
- Lounge
- Utility area
- W.C
- Council Tax Band A
- EPC Rating

General Information

Peter Morgan Property Group are pleased to bring to market this 3 bedroom end terraced with 1 bedroom 'Granny Annex' adjoined. This property offers open plan kitchen diner with access to downstairs W.C and utility area. Also with a separate lounge. First floor offers 2 double and 1 single bedrooms with a family shower room. The adjoined granny annex offers lounge, kitchen, shower room with 1 double bedroom to the first floor.

GROUND FLOOR

Front

Enclosed front garden.

Lounge

uPVC double glazed window, fitted carpet, radiator.

Kitchen/Diner

uPVC double glazed window, half fitted carpet half tiled flooring, fitted kitchen with a range of wall and floor cupboards with contrasting worktops, stainless steel sink and drainer with central mixer tap, wall mounted stainless steel extractor fan.

W.C.

W.C with wash hand basin.

FIRST FLOOR

Family Shower Room

uPVC double glazed window, fitted shower room with W.C, wash hand basin with under storage, walk in shower with full body blow dryer, wall mounted glass shower screen, radiator.

Bedroom 1

uPVC double glazed window, fitted carpet, radiator

Bedroom 2

uPVC double glazed window, fitted carpet, radiator

Bedroom 3

uPVC double glazed window, fitted carpet, radiator

GRANNY ANNEXE

Lounge

uPVC double glazed window, fitted carpet, radiator, stairs to bedroom.

Kitchen

uPVC double glazed window, Fitted kitchen with a range of wall and floor cupboards, plumbing for washing machine, stain less steel sink with drainer

Shower Room

uPVC double glazed window, fitted suite with walk in shower, W.C and wash hand basin with vanity base unit tiled splash black

Bedroom 1

uPVC double glazed window, fitted carpet, radiator, boiler

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

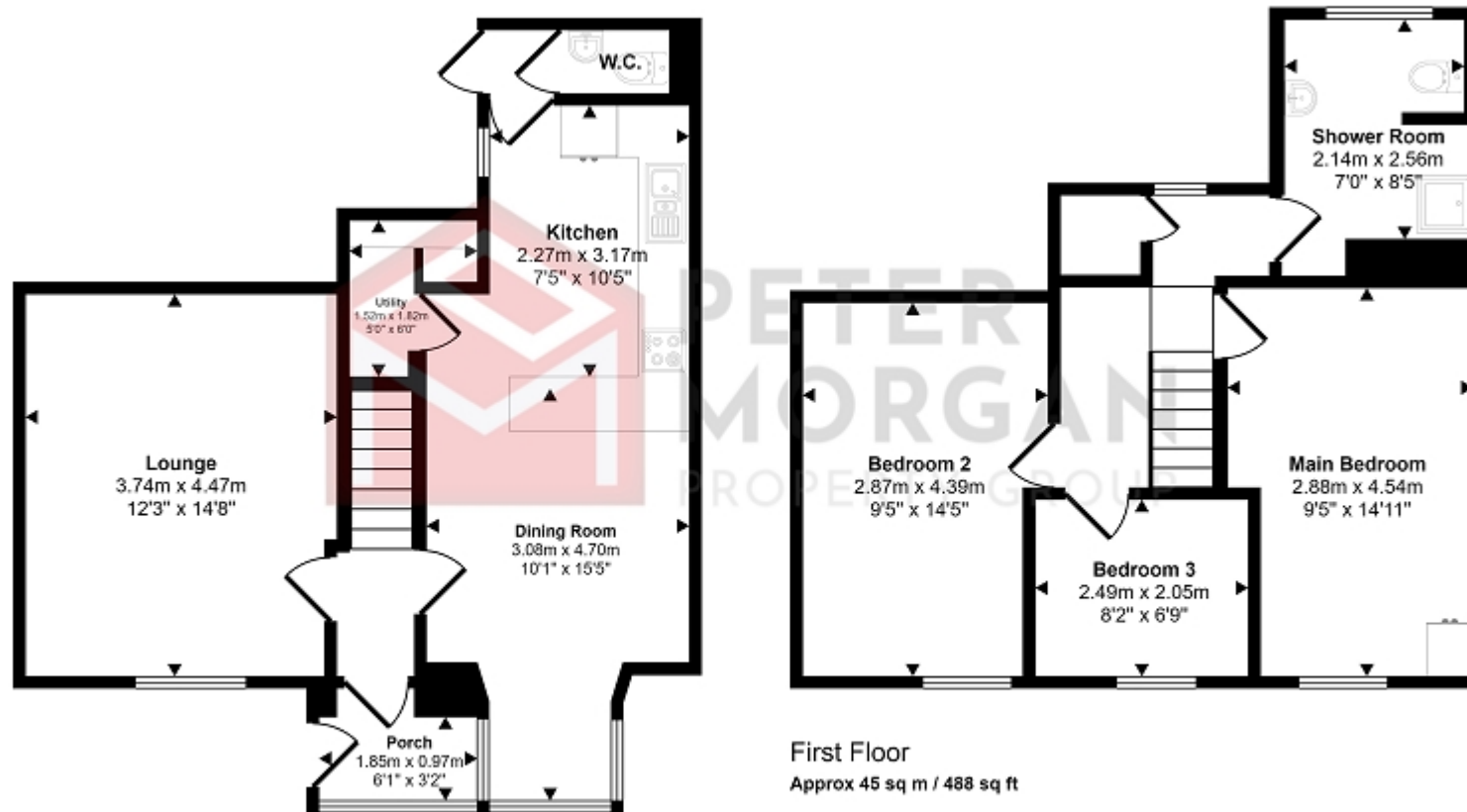
Current heating type Not Specified

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
94 sq m / 1008 sq ft



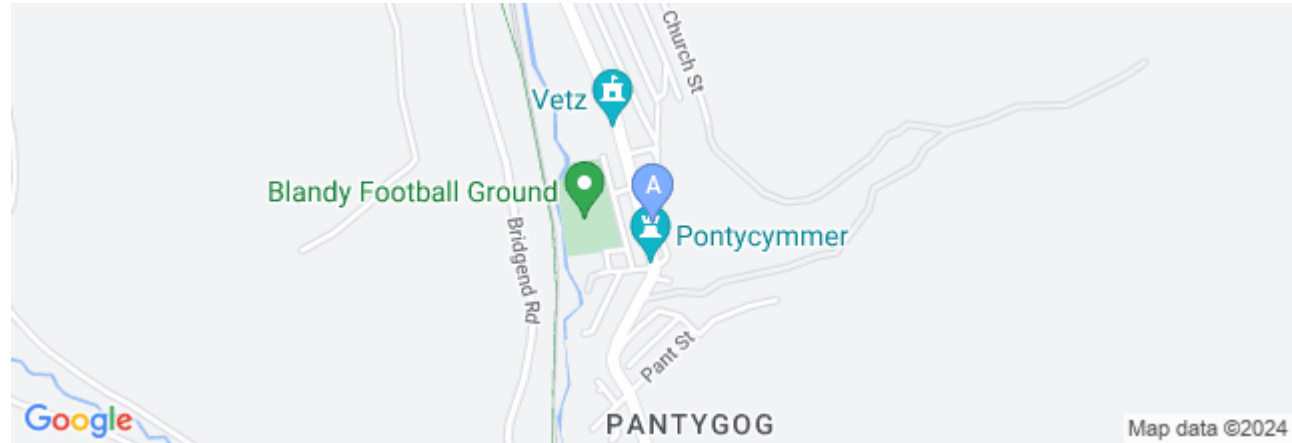
Ground Floor
Approx 48 sq m / 520 sq ft

First Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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