

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**Tudor Bungalow, , Ystradowen, Cowbridge, The Vale Of Glamorgan. CF71 7SY**



PETER MORGAN

**£525,000**

## Main Features

- No Chain
- Rare To Market
- 2 Bedroom
- Detached Bungalow
- Prime Location
- Generous plot with land
- Generous amount of parking
- EPC - D
- Council Tax - G
- FREEHOLD

## General Information

Peter Morgan property Group are delighted to bring to market this 2 bedroom detached bungalow in the desirable Vale Village of Ystradowen.

This bungalow offers -

Internally - 2 bedroom, generous lounge, dinning room, kitchen and shower room.

Externally - generous front and rear gardens, sizeable driveway, detached double garage.

This property is rare to market and a must view.

## Accommodation

### Lounge

UPVC double glazed window and patios doors. Fitted carpet. Radiator.

### Dining Room

UPVC double glazed sliding doors over looking rear garden. Fitted carpet. Radiator.

## Kitchen

UPVC double glazed window and door. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Plumbing for washing machine. Stainless steel sink and drainer

## Bedroom One

Double bedroom with UPVC double glazed windows. Fitted carpet. Radiator.

## Bedroom Two

UPVC double glazed window. Sliding doors to lounge. Fitted carpet. Radiator.

## Shower Room

UPVC double glazed window. Fitted shower room with walk in shower. W.C and wash hand basin. Boiler. Radiator.

## Front

Generous driveway leading to double garage. Area of lawn. Generous off road parking for ample cars.

## Rear

Substantial land to rear garden surrounded by mature trees. Generous amount of lawed area.

## Detached Double Garage

2 x up and over garage doors. Windows. Provision installed for electric and lighting.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free? no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time

## Viewings

### Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** G

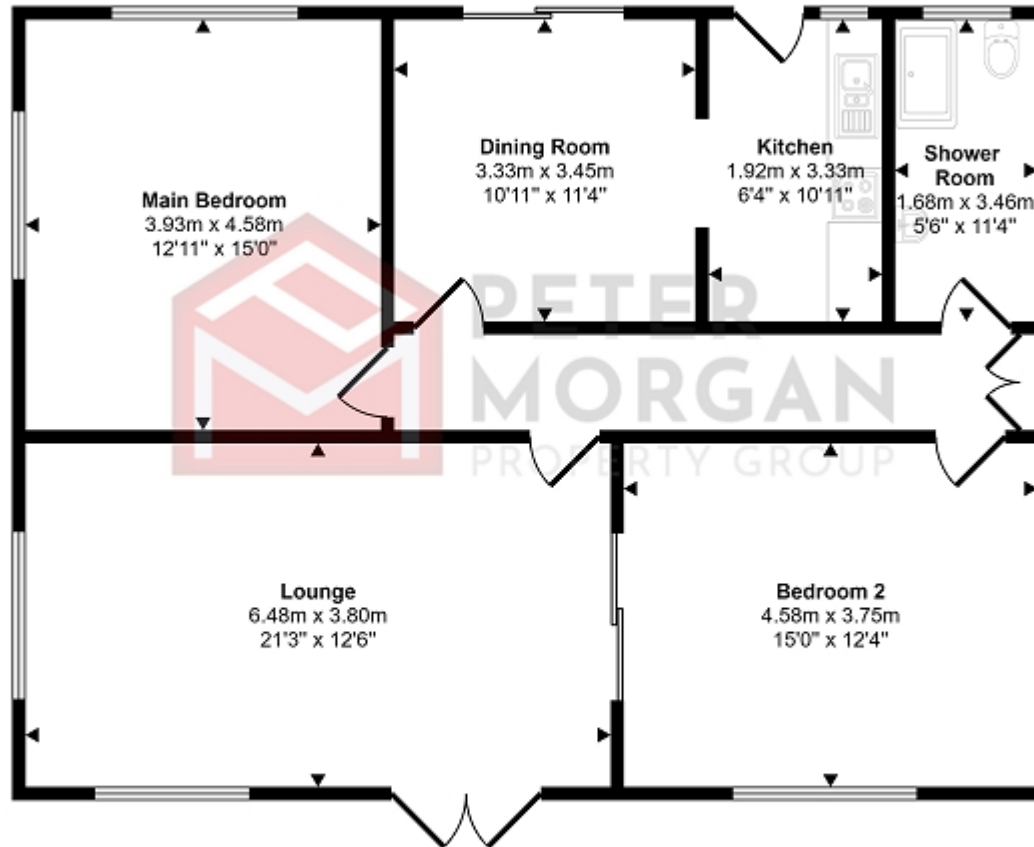
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
96 sq m / 1035 sq ft



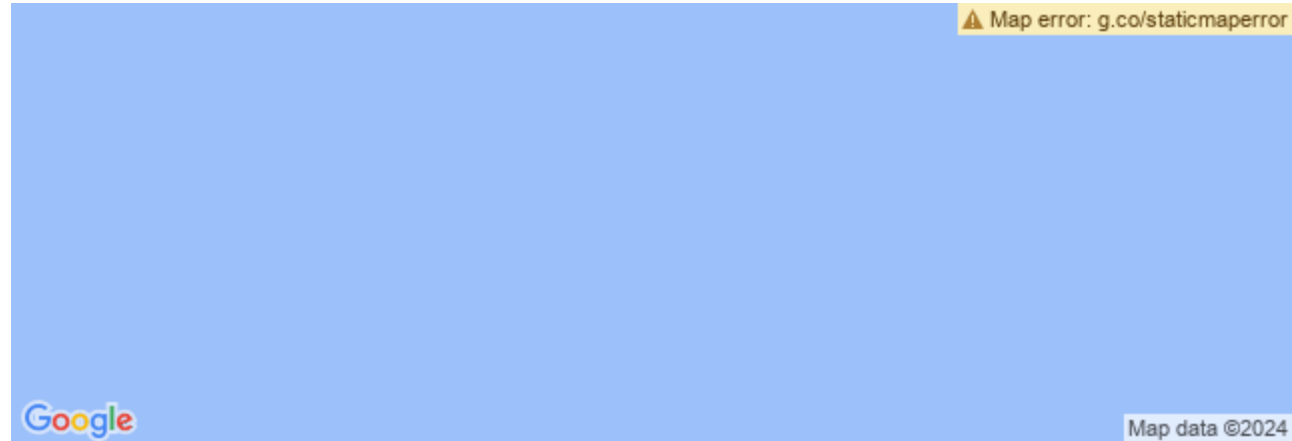
Floorplan

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.

# Tudor Bungalow, , Ystradowen, Cowbridge, The Vale Of Glamorgan. CF71 7SY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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