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17 Sycamore Close, Bridgend, Bridgend County. CF31 1QS



£270,000

Main Features

- Three bedroom semi detached family home
- Convenient access to M4 at junction 36
- Off road parking and garage
- Reception room and open plan kitchen/diner
- Westerly facing landscaped rear garden
- Walking distance to Litchard Primary School
- Highly desirable location
- Council Tax Band - D
- EPC - E

General Information

We are delighted to offer to the market this well presented extended three bedroom semi-detached property situated in a sought after area in Litchard, Bridgend. Conveniently located within walking distance of Litchard Primary School, local shops and amenities. Close proximity to McArthur Glen, Junction 36 of the M4, local train stations, Wildmill and Bridgend Town Centre. The spacious accommodation offers flexible living space and comprises of entrance hall, W/C cloakroom, lounge, open plan kitchen/diner. First floor landing, three good size bedrooms and family bathroom room. The property also offers ample storage. Externally enjoying private driveway with off-road parking for multiple vehicles, car port, detached garage and benefiting from an enclosed rear garden.

GROUND FLOOR

Hallway

Upvc panelled front door, mosaic panels solid wood flooring, plastered walls, wall mounted radiator, light fitting to ceiling aspect. Carpeted staircase leading to first floor. Oak doors leading to multiple rooms.

W.C.

Comprising of a white suite including a wash hand basin and a low level WC. A frosted uPVC double glazed window. Part tiled walls and tile flooring. Wall mounted chrome heated towel rail.

Open Plan Kitchen/ Dining Room

(19' 5" x 11' 11") or (5.93m x 3.64m)

uPVC double glazed window to rear garden. uPVC patio doors to garden. Recently refitted kitchen with Neutral Oak doors. Wood effect worktop. Tiled splashback. Ceramic sink and drainer with chrome mixer tap. Integral electric oven, grill and 5 ring gas hob with tiled splashback. Integral dishwasher. Tiled floor. Bridge unit over double fridge freezer and full height larder unit. Overhead brass/ glass hanging lights. Back wall radiator. Plastered walls and ceiling. Inset ceiling spotlights. Electrical sockets. Cupboard containing storage.

Lounge

(13' 9" x 12' 1") or (4.19m x 3.69m)

uPVC double glazed window to the front. Wooden sleeper and dual fuel log burner fire, slate hearth and decorative log holder. Laminate flooring. Plastered walls. Ariel socket. Electrical sockets. Ceiling light, Radiator. Oak and glass doors leading to kitchen/diner.

FIRST FLOOR

Landing

(11' 7" x 6' 4") or (3.52m x 1.93m)

Obscured glazed uPVC window. Loft access. Carpet flooring. Wired smoke alarms. Oak door containing storage. Oak doors leading to multiple rooms.

Bathroom

(5' 5" x 7' 1") or (1.65m x 2.15m)

uPVC double glazed window to side. Recently installed three piece suite comprising close coupled w.c with push button flush, bowl hand wash basin set in vanity unit and 'P' shaped bath with overhead electric shower and glass screen. Tiled walls. Tile flooring. Wall mounted chrome towel radiator.

Bedroom 2 (Rear)

(10' 11" x 12' 4") or (3.34m x 3.75m)

Good Sized second bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator and floor to ceiling fitted wardrobes.

Master Bedroom

(13' 8" x 12' 4") or (4.16m x 3.76m)

Good Sized master bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator. Two oak hung doors containing storage cupboards.

Bedroom 3

(10' 0" x 7' 8") or (3.06m x 2.34m)

Third bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator. Oak door containing storage cupboard.

EXTERNAL

Front Garden & Driveway

Concrete driveway leading to property suitable for multiple vehicles. Garage access. Laid to lawn area with shrubs and border hedging.

Rear Garden

To the rear of the property is a well maintained enclosed garden predominantly laid to lawn with a raised patio area ideal for outdoor furniture. The garden benefits from a private aspect backing onto woodland.

Garage

Single garage which offers power supply.

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

Strictly By Appointment Only

Utilities

Current council tax banding D

Current heating type Combi

Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

