

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Am- Nawr, 41 Park Street, Bridgend, Bridgend County. CF31 4AX



£230,000

Main Features

- Larger than average and extended split level terraced home
- Circa 1820s (approx) stone built
- 2 garages and off lane parking
- South facing garden
- Situated within 100m of Bridgend Town Centre
- First floor landing, bathroom and 3 bedrooms
- Electric heat pump and solar energy
- Stone built with insulated interior walls
- Modernised over past 2 years
- Council Tax Band: C. EPC:

General Information

LARGER THAN AVERAGE SPLIT LEVEL, FAMILY SIZE TERRACED HOME. BELIEVED TO BE FIRST BUILT CIRCA 1820 (approx) WITH REAR GARDEN, 2 GARAGES AND OFF LANE PARKING AT REAR. THE PROPERTY HAS UNDERGONE MAJOR MODERNISATION WORKS BY THE CURRENT OWNER TO INCLUDE ENERGY EFFICIENCY MEASURES WITH SOLAR ENERGY PANELS WITH ELECTRIC HEAT PUMP CENTRAL HEATING, INSULATED INTERNAL WALLS, REPLASTERED WALLS AND CEILINGS, NEW KITCHEN AND BATHROOM, FULLY REWIRED AND MORE!!

Situated within 100m of Bridgend Town centre, highly convenient location for schools, college, public transport, Town amenities, Newbridge Playing Fields and leisure centre. Approximately 2.5 miles from the M4 at Junction 36, 4 miles from the Heritage Coastline at Ogmores By Sea and 1/2 mile from Bridgend Railway Station providing Intercity link to London Paddington.

The property has a mezzanine layout with internal accommodation comprising vestibule, hallway, 2 reception rooms, lower level kitchen/dining room, lean to utility, first floor landing, bathroom and 3 bedrooms. Southerly facing garden at rear with rear lane access, two garages and parking space. The property has uPVC double glazing and low cost energy consumption.

Please visit our new and improved website for more information.

GROUND FLOOR

Vestibule

uPVC double glazed front door. Ring doorbell and camera. Cushion flooring. Wall mounted electric meter. Consumer unit. Wireless lighting unit. Solar energy meter and isolator. Glazed internal door to..

Hallway

Carpeted staircase with handrail to the first floor. Radiator. Vinyl tiled floor. Plastered ceiling. Coving. Wireless light switch. Mains powered smoke alarm.

Sitting Room

uPVC double glazed window to front. Radiator. Plastered walls and ceiling. Coving. Arched alcoves with original base cabinets. Open tiled fireplace. Wireless light switch. Mains powered smoke alarm.

Lounge

Window to rear. Part glazed door and steps to kitchen Under stairs storage recess. Open fireplace with stone features and half alcoves with stone feature walls. Vinyl tiled floor. Wireless light switch. Fibre optic internet connection. Wireless 'ring' alarm unit.

Kitchen / Dining Room

uPVC double glazed windows to side and rear with roller blinds. Fitted kitchen finished with cream woodgrain doors and butchers block wood worktops. One and a half bowl composite sink unit with extendable mixer tap. Tiled splashback. Electric cooking range with five ring hob and hot plate, double oven, grill and pan storage. Integral dishwasher. Space for fridge freezer. Tiled floor. Radiator. Plastered walls and ceiling. Mains powered smoke alarm. Inset ceiling spotlights. Wireless light switch. Wireless burglar alarm keypad. Door to..

Lean To Utility

Polycarbonate roof. Plumbed for washing machine. Space for tumble dryer. uPVC double glazed door and window to rear garden. Master controller for air source heat pump.

FIRST FLOOR

Landing

Attic entrance to insulated loft space with solar energy inverter. Radiator. Mains powered smoke alarms. Wireless light switch. Built-in store cupboard. Part glazed door and seven steps down to..

Family Bathroom

uPVC double glazed window to side. Fitted four piece suite in white comprising close coupled W C. with push button flush, pedestal hand wash basin with waterfall tap, corner bath with waterfall mixer tap and hair wash spray. Shower cubicle with electric shower. Radiator. Cushion flooring. Cupboard housing hot water and header tanks, timer and water temp controls. Extractor fan. PVC clad splashbacks.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Wireless light switch. Ethernet Internet connection point.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Radiator. Plastered walls and ceiling. Coving. Wireless light switch. Ethernet Internet connection point.

Bedroom 3

uPVC double glazed window to front. Fitted carpet. Radiator. Plastered walls and ceiling. Coving. Wireless light switch. Ethernet Internet connection point.

EXTERIOR

Rear Garden

Southerly facing garden with stone walls and rear access to rear lane and parking space for 1 car.

Double Garage

Detached double garage divided in to 2 sections with up and over doors.

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 bcg@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

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage. Solar panels and heat pump.

Current council tax banding C

Current heating type Air Source Heat Pumps

Tenure Freehold








Approx Gross Internal Area
110 sq m / 1180 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft

First Floor
Approx 46 sq m / 495 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	
(69-80)	C	
(55-68)	D	
(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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