

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



55 Coity Road, Bridgend, Bridgend County. CF31 1LT



£210,000

Main Features

- Bay fronted traditional mid terraced home
- Highly convenient location within 1/4 mile from town centre
- 3 bedrooms
- Lounge/ dining room
- Kitchen and utility room
- Low maintenance paved rear garden
- Driveway parking for one car and rear lane access
- 2 miles from The M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:

General Information

BAY FRONTED TRADITIONAL MID TERRACED HOME WITH REAR PARKING, HIGHLY CONVENIENT LOCATION WITHIN 1/4 MILE FROM TOWN CENTRE, PRINCESS OF WALES HOSPITAL, SCHOOL AND PUBLIC MAJOR TRANSPORT LINKS.

Situated in an established residential location, only 2 miles from The M4 at Junction 36 with accommodation comprising ground floor vestibule, hallway, lounge/dining room, kitchen, fitted utility room, first floor landing, modern family bathroom, two double bedrooms and one single bedroom/study.

Externally there is a forecourt style front garden and low maintenance paved rear garden with detached composite/plastic shed with electric supply, block built walls, wood fence and gate access to driveway parking for one car and rear lane access. This home benefits from Combi gas central heating and uPVC double glazing.

GROUND FLOOR

Vestibule

Composite double glazed front door. Tiled floor. Wall mounted electric meter and consumer unit. Part glazed door to..

Hallway

Staircase to 1st floor. Radiator. Fitted carpet. Part glazed door to..

Lounge/Dining Room

uPVC double glazed bay window with vertical blind to front. Telephone and Internet connection points. Virgin media fibre optic cable connection. Fireplace with marble hearth and back plate. Wood surround. Shelved alcoves. Radiator. Fitted carpet. Part glazed door to kitchen and French doors to utility/ laundry room.

Kitchen

uPVC double glazed window to rear. Fitted wall mounted and base units finished with Beech effect doors and granite effect worktops. One and a half bowl stainless steel sink unit with mixer tap. Tiled splashback. Gas oven, grill and four ring hob with lid. Extractor hood. Tiled floor. Plastered and coved. Ceiling with inset spotlights. Radiator. Part tiled walls. Walk in under stairs store cupboard with light coat rail and tiled floor. Part glazed door to..

Utility Room

uPVC double glazed door to rear garden. Fitted wall mounted and base units. Worktop. Plumbed for washing machine and dishwasher. Wall mounted Combi gas central heating boiler. Tiled floor. Radiator with shelf. Plastered ceiling. Coving.

FIRST FLOOR

Landing

Balustrade and spindles. Radiator with shelf. Loft access with loft ladder to attic space with light. Fitted carpet. White panelled doors to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. Modern fitted bathroom comprising three piece suite in white with gold effect fittings comprising close coupled WC with push button flush, hand wash basin with monobloc tap set in vanity unit and panelled bath with mixer tap, rainstorm overhead shower and hair wash spray. Glass screen. Bluetooth connected heated vanity mirror with LED lighting, digital clock and calendar. Gold effect heated towel rail. Tiled splashback. Plastered ceiling with inset spotlights. Tiled floor.

Bedroom 1

2 uPVC double glazed windows to front. Fitted wardrobes. Radiator with shelf. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Fitted vertical blind. Fitted wardrobe. Laminate flooring.

Bedroom 3 / Study

uPVC double glazed window to side. Radiator. Plastered walls and ceiling. Coving.

EXTERIOR

Front Garden

Forecourt style front garden with paved pathway / patio. Planting bed. Stone and brick built wall. Wrought iron railings and gate.

Rear Garden

Low maintenance West facing (p.m. sunshine) garden laid with paved patio areas. Decorative turf borders. Water tap. Exterior light. Block built side walls. Rear fencing and lockable gate to rear driveway for 1 vehicle.

Detached Garden Shed

Composite/plastic durable shed with apex ceiling. Electric power points and 2 LED strip lights. Vent window and double doors to garden.

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 (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 gas, mains drainage

Current council tax banding C

Current heating type Gas

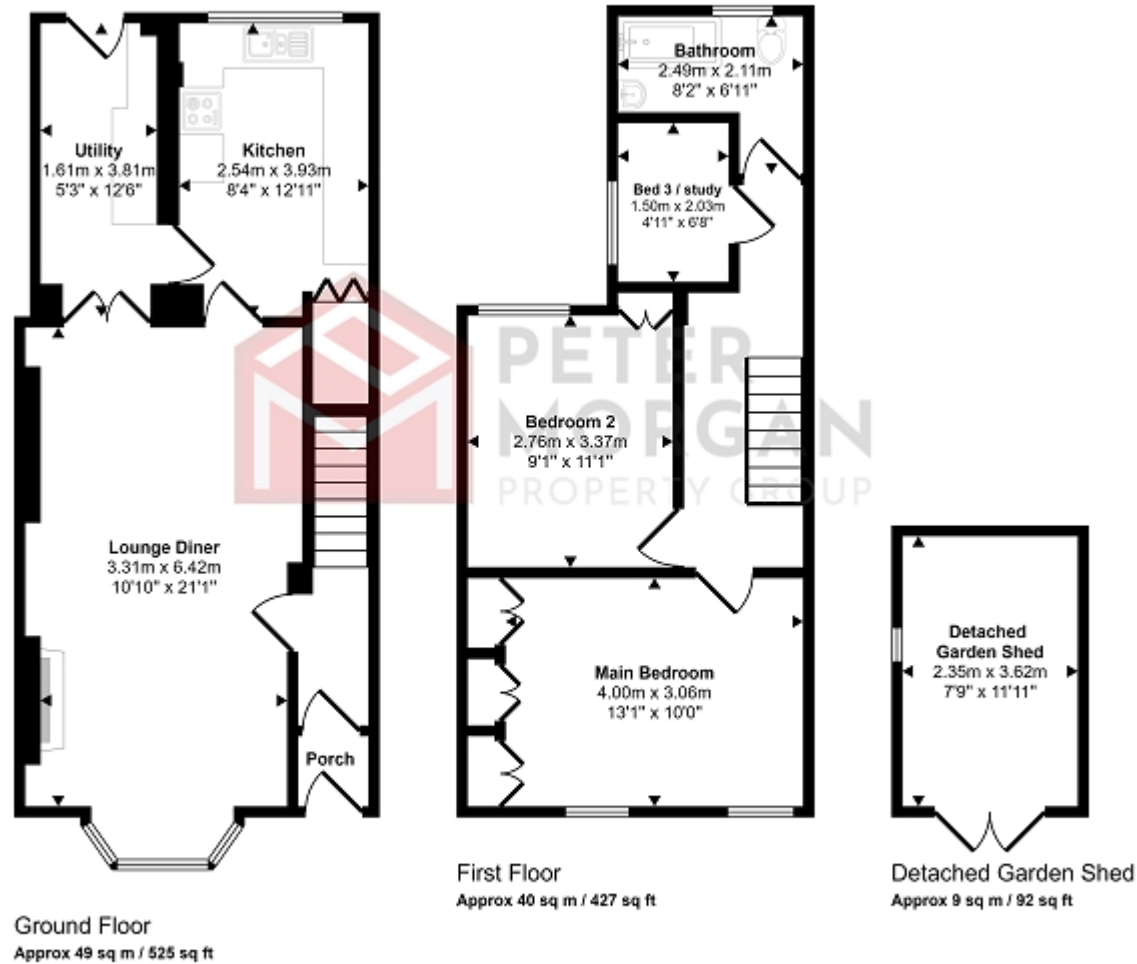
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
97 sq m / 1044 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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