

THE GUILD
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2021
WALES
SALES
GOLD WINNER

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24 Penylan, Bridgend, Bridgend County. CF31 1QW



PETER MORGAN

£270,000

Main Features

- Very well presented three bedroom chalet style bungalow
- Benefiting from rear extension providing
- Modern open plan kitchen/dining/ living space with indoor/outdoor living option
- Situated in a popular cul de sac location with Woodland aspect at the rear
- Convenient for supermarkets, out of Town shopping, local pub/restaurant & the M4 at Junction 36
- Approximately 1 mile from the Princess Of Wales Hospital
- Fitted double shower room
- Block paved driveway for three cars to the front. Landscaped rear garden
- The property benefits from uPVC double glazing & Combi gas central heating
- Council Tax Band: C. EPC: E

General Information

VERY WELL PRESENTED THREE BEDROOM CHALET STYLE BUNGALOW, BENEFITING FROM REAR EXTENSION PROVIDING MODERN OPEN PLAN KITCHEN/DINING SPACE WITH INDOOR/OUTDOOR LIVING OPTION WITH ACCESS TO LANDSCAPED GARDEN.

Situated in a popular cul-de-sac location with woodland aspect at the rear. Convenient for supermarkets, out of Town shopping, local pub/restaurant and the M4 at Junction 36. Approximately 1 mile from the Princess Of Wales Hospital, local school and rail link.

This home has accommodation comprising extended ground floor hallway, lounge, open plan kitchen/dining/living room, fitted double shower room, cloak/utility room, two ground floor bedrooms and first floor double bedroom.

Externally there is a block paved front garden. Block paved driveway for three cars. Landscaped rear garden with garden shed, greenhouse, vegetable patch, patio and more.

The property benefits from uPVC double glazing. Combi gas central heating. Offered for sale with Vacant Possession.

GROUND FLOOR

Hallway

Extended hallway with uPVC double glazed window and perfect fit blinds to front. Double glazed composite door to front. Edwardian style tiled floor. Two radiators. Internal archway. Plastered walls and ceiling. Coving. Quarter staircase with handrail to first floor. Wall mounted burglar alarm control box. Electric meter and consumer unit. Part glazed White wood panel doors to living rooms and White wood panelled doors to bedrooms and bathroom.

Lounge

uPVC double glazed window to front. Venetian blind. Radiator. Original strip flooring. Living flame coal effect gas fire with marble hearth, back plate & wooden surround. TV connection point.

Cloakroom

uPVC double glazed window to side. Venetian blind. Two piece cloakroom suite in White comprising close WC with push button flush and hand wash basin with monobloc tap set in vanity unit. Chrome heated towel rail. Plumbed for washing machine. Fitted cabinet with work top. Wall cabinet housing Combi gas central heating boiler Tiled floor. Tiled walls. Plastered ceiling.

Kitchen / Dining / Living Room

Open plan themed room providing indoor/outdoor living with accommodation comprising.

Kitchen Area

uPVC double glazed window to side. Venetian blind. Fitted kitchen finished with Beach effect doors and brushed steel handles. Granite effect worktops. Porcelain sink with monobloc block tap. Tiled splash back. Oven grill, 5 ring gas hob and extractor hood. Laminate flooring. Inset ceiling spotlights. Slim line dishwasher. Open square archway to

Living / Dining Area

uPVC double glazed window to front with Venetian blinds. uPVC double glazed door with full length side window to rear garden. Radiator. Wired for wall television. Laminate flooring. Plastered ceiling. Coving. Ceiling roses.

Double Shower Room

uPVC double glazed window to rear. Fitted three-piece suite in White comprising close WC with push button flush, hand wash basin with monobloc tap set in vanity unit with vanity mirror, shower cubicle with rainstorm shower and hair wash spray. Chrome heated towel rail. Fully tiled sand stone walls and floor with under floor heating. Wall mounted heating thermostat. PVC clad ceiling. Extractor spotlight.

Bedroom 1

uPVC double glazed window to rear with Venetian blind. Wardrobes with mirrored sliding doors. Fitted carpet. Coving. Radiator.

Bedroom 3

uPVC double glazed window to side with Venetian blind. Radiator. Storage space. Laminate flooring. Coving.

FIRST FLOOR

Bedroom 2

uPVC double window to side. Two sets of double doors leading to Attic eaves. Radiator. Fitted wardrobes and chest of drawers, dressing table and bedside cabinets. Fitted carpet.

EXTERIOR

Front Garden

Laid with block paved patio. Brick boundary walls with wrought iron inset fencing. Double gated driveway to side for three cars (approximately). External Power point. Courtesy lighting. Block paved side pathway and gate access to

Rear Garden

Landscaped rear garden with access from patio to kitchen/dining room. The rear garden has been landscaped to include paved patio area with external lighting. Cotswold and decorative stone covered planting and sitting areas. Artificial turf lawn. Planting bed with a variety of shrubs and ornamental tree. Wood fenced perimeter dividing wood fence with storage/utility space and vegetable patch to the rear. Aluminium frame greenhouse. Wooden garden shed. Water tap.

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

Combi

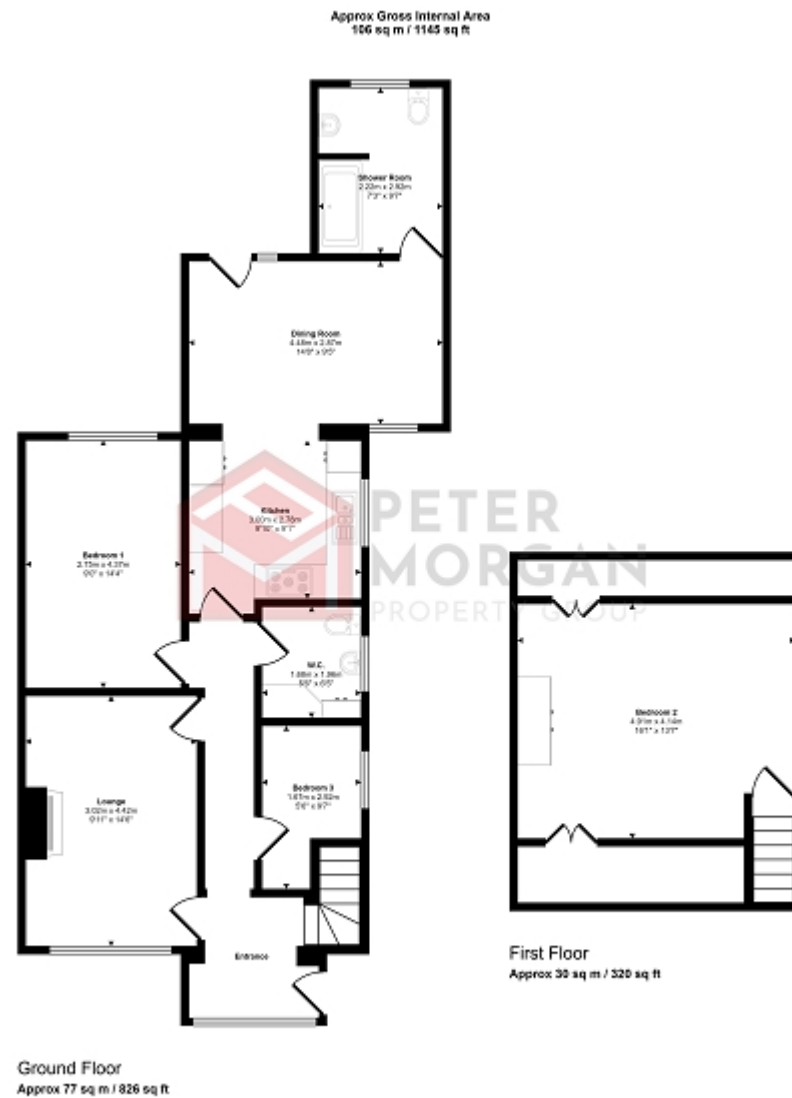
Tenure

Freehold










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 300.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(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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