

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



20 Restway Gardens, Bridgend, Bridgend County. CF31 4HY



**£139,500**



## Main Features

- Low maintenance semi detached home
- Retirement property in a mature setting
- 2 bedrooms
- Lounge/ dining room
- Shower room and cloakroom
- Garden maintenance, communal lighting, internal electrics, external decoration, buildings insurance, window maintenance, all included in the monthly maintenance charge
- Only 1/4 mile from the Town centre
- Next to Historic Newcastle Conservation area
- uPVC double glazing and electric storage heating
- Council Tax band: C. EPC:

## General Information

VERY WELL PRESENTED, LOW MAINTENANCE SEMI DETACHED HOME LOCATED IN A MATURE SETTING NEXT TO THE HISTORIC NEWCASTLE CONSERVATION AREA (OVER 55s ONLY)

A pleasant location in a mature residential location only 1/4 mile from the Town centre. This home provides an ideal lifestyle for the older generation, providing simple, low maintenance living with garden maintenance, communal lighting, internal electrics, external decoration, buildings insurance, window maintenance, all included in the monthly maintenance charge.

The accommodation comprises ground floor hallway, cloakroom, lounge/ dining room, kitchen, first floor landing, fitted shower room and 2 double bedrooms. Westerly facing to the rear and 10m from communal car park. Benefitting from electric heating and uPVC double glazing.

## GROUND FLOOR

Accessible from paved and ramped pathway to front.

## Hallway

uPVC double glazed main entrance door with uPVC double glazed side panel. Half turn carpeted and spindled staircase with handrail to 1st floor. Wall mounted electric storage heater. Luxury vinyl tile flooring. Coving. Textured ceiling. White colonial style panelled wheelchair friendly doors to ground floor rooms.

## Cloakroom

Close coupled WC with push button flush and wall mounted hand wash basin. Part tiled walls. Tiled floor. Coving. Extractor fan.

## Lounge/Dining Room

uPVC double glazed window to side. uPVC double glazed French doors to rear providing access to paved patio area and communal gardens. Luxury vinyl tiled floor. Plastered walls. Coved ceiling. TV connection point. Wall lights. Electric storage heater. Telephone and Internet connection points.

## Kitchen

uPVC double glazed window to rear. Fitted kitchen finished with Beech effect doors. Integral oven, grill, fridge freezer, hob, dishwasher and washing machine. 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashback. Wall mounted electric storage heater. Tiled floor. Plastered wall. Coving. Ceiling spotlight. Mains powered smoke alarm. Extractor fan.

## FIRST FLOOR

### Landing

uPVC double glazed window to front. Balustrade and spindles. Fitted carpet. Loft access with loft ladder. Mains powered smoke alarm. Plastered walls. Coving. White colonial style wheelchair friendly panelled doors to bedrooms and shower room. Airing cupboard housing hot water tank and slatted shelves.

## Shower Room

Fitted shower room comprising uPVC double glazed window to rear. Three piece suite in white comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit and double shower cubicle with mixer rainstorm shower, hair wash spray, glass screen, grab rails and seat. Extractor fan. PVC clad walls. Anti-mist illuminated mirror. Chrome heated towel rail. Cushion flooring.

## Bedroom 1

uPVC double glazed window to rear. Electric storage heater. Fitted carpet. Fitted wardrobe. Plastered walls. Coving. Textured ceiling.

## Bedroom 2

uPVC double glazed window to side. Fitted roller blind. Plastered walls. Coving. Textured ceiling. Wall mounted electric storage heater. Fitted carpet.

## EXTERIOR

The property has access to mature communal gardens over the whole of the development. The gardens have mature trees, shrubs and lawned areas to the rear of the lounge of the property. There is a West facing (pm sun) paved patio sitting area with trellis accessible from the lounge. Parking is within the communal parking area which is located within 10m of the front door. Integral bin storage lock up accessed from the front of the property.

## Maintenance Agreement

Within the maintenance agreement, buildings insurance is included as are maintenance of all exterior gardens, shrubs, lawns, trees, etc. Windows and electrical system to the main dwelling are also maintained within the agreement. The forecasted monthly cost for 2024 is £232.59 per month.

## 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

Strictly By Appointment Only

## Utilities

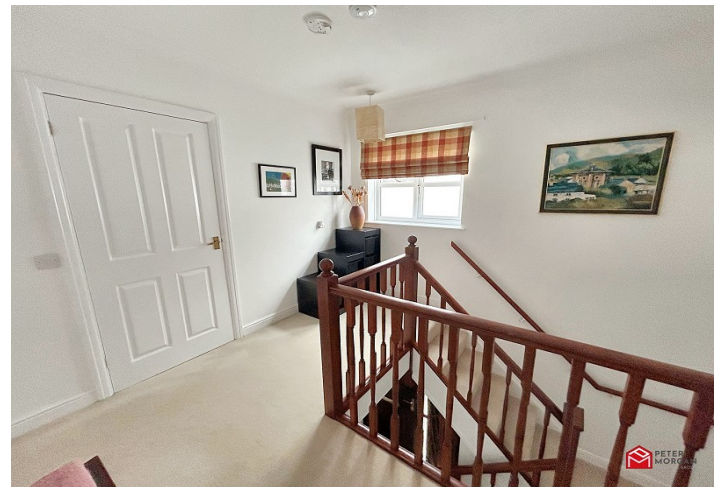
Mains electricity, mains water, mains drainage, electric radiators.

**Current council tax banding** C

**Current heating type** Electric

**Tenure** Freehold





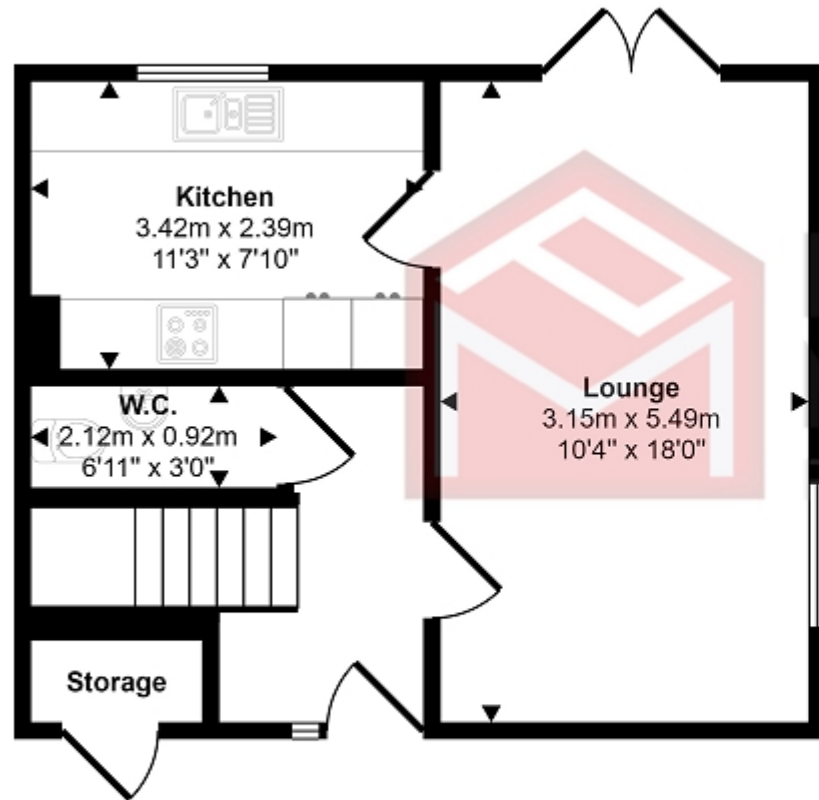




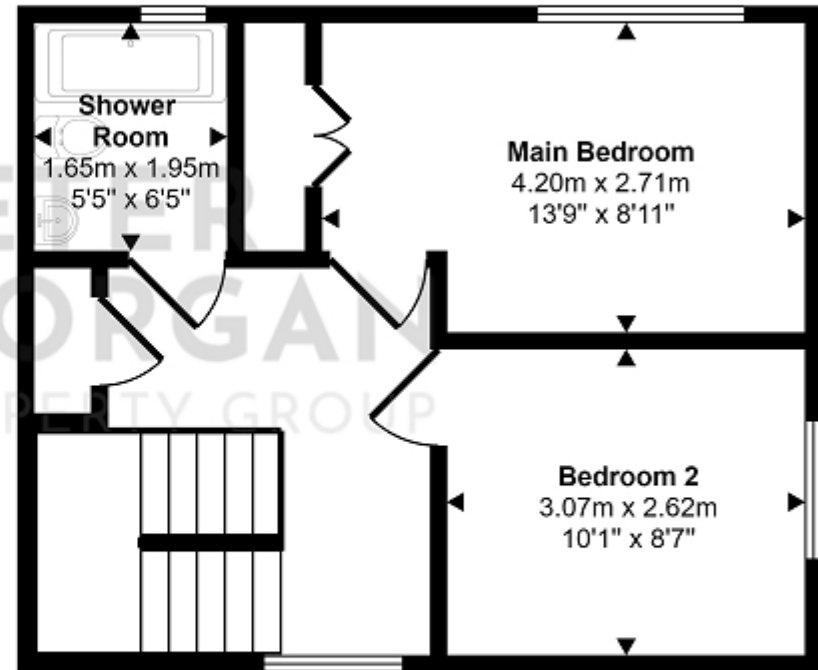




Approx Gross Internal Area  
73 sq m / 785 sq ft




Ground Floor  
Approx 37 sq m / 396 sq ft



First Floor  
Approx 36 sq m / 389 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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