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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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The Telegraph



25 Greenwood Close, Bridgend, Bridgend County. CF31 1PJ



£290,000

## Main Features

- Modernised and extended
- 3-4 bedroom semi detached house
- Popular cul-de-sac location
- Offering indoor/ outdoor living
- Lounge and living/ dining room
- Within meters of Litchard Primary School and Nature Reserve
- Only 1/2 mile from the M4, McArthur Glen Outlet, major retail facilities at Junction 36
- 0.5 miles from The Princess of Wales Hospital and 1.5 miles from Bridgend Town centre
- uPVC double glazing and combi gas central heating
- Council Tax Band : D. EPC:

## General Information

MODERNISED AND EXTENDED 3-4 BEDROOM SEMI BACKING ON TO SCHOOL PLAYING FIELD AND SITUATED IN A POPULAR AND CONVENIENT CUL-DE-SAC LOCATION AND OFFERING INDOOR/ OUTDOOR OPEN PLAN LIVING AND MUCH MORE.

The property is within meters of Litchard Primary School and Nature Reserve. Situated in a highly convenient location, only 1/2 mile from the M4, McArthur Glen Outlet, major retail facilities at Junction 36. 1.5 miles from Bridgend Town centre. 0.5 miles from The Princess of Wales Hospital.

This home has accommodation comprising hallway, living room, open plan kitchen/ breakfast room, lounge with bi-folding doors (optional bedroom), first floor landing, bathroom and 3 bedrooms.

This home benefits from combi gas central heating and uPVC double glazing.

## GROUND FLOOR

## Hallway

Composite double glazed front door. uPVC double glazed side panel. Radiator. Spindled quarter turn staircase with central runner carpet to 1st floor. Original wood strip flooring. Plastered walls and ceiling. Carbon monoxide detector. White colonial panelled doors to reception rooms and kitchen.

## Living/Dining Room

Open plan themed room with uPVC double glazed window overlooking front garden. Original woodstrip flooring. Recessed fireplace with tiled hearth. Alcoves. TV connection point. Open square archway to..

## Kitchen/Breakfast Room

Open plan themed room providing indoor/ outdoor living via uPVC double glazed French doors to rear garden. Door and window to rear garden. A range of fitted wall mounted and base units finished with white doors and black handles. Marble effect worktops. One and a half bowl composite sink unit with taps. Central breakfast island with storage. Integral oven, grill, hob, fridge freezer and extractor hood. Mirrored tiled splashback. Chrome radiator. Plastered walls and ceiling. Tiled floor.

## Lounge/ Optional Ground Floor Bedroom

uPVC double glazed bi-folding doors to garden. uPVC double glazed window to front. Plastered vaulted ceiling. Two skylight windows. Living flame log effect electric plasma style fire. Inset recess and wired for flat screen TV. Plastered walls. Grey woodgrain laminate floor. Wood strip vertical wall mounted panelling. Vertical radiator.

## FIRST FLOOR

## Landing

uPVC double glazed window to side. Balustrade with spindles. Exposed painted floorboards. Smoke and carbon monoxide detector. Loft access. White colonial style panelled doors to bedrooms and..

## Family Bathroom

uPVC double glazed window to rear. Three piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin and panelled bath with mixer tap, overhead mixer shower and hair wash spray. Glass screen. PVC clad walls. Chrome heated towel rail. Grey wood grain laminate flooring. Wall mounted mirrored cabinet.

## Bedroom 1

uPVC double glazed window to front. Radiator. Laminate flooring. Open wardrobes to alcoves. Plastered walls and ceiling.

## Bedroom 2

uPVC double glazed window overlooking rear garden, mature trees and Litchard School playing fields. Radiator. Fitted wardrobe. Grey woodgrain laminate flooring.

## Bedroom 3

uPVC double glazed window overlooking front garden. Radiator. Grey woodgrain laminate flooring. Built-in single bed with base storage.

## EXTERIOR

### Front Garden

Laid to lawn. Driveway parking for 3-4 cars.

### Rear Garden

Laid to lawn and paved patio areas. The rear garden backs on to mature trees and Litchard Primary School playing fields.

### 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 gas, mains drainage

**Current council tax banding** D

**Current heating type** Combi

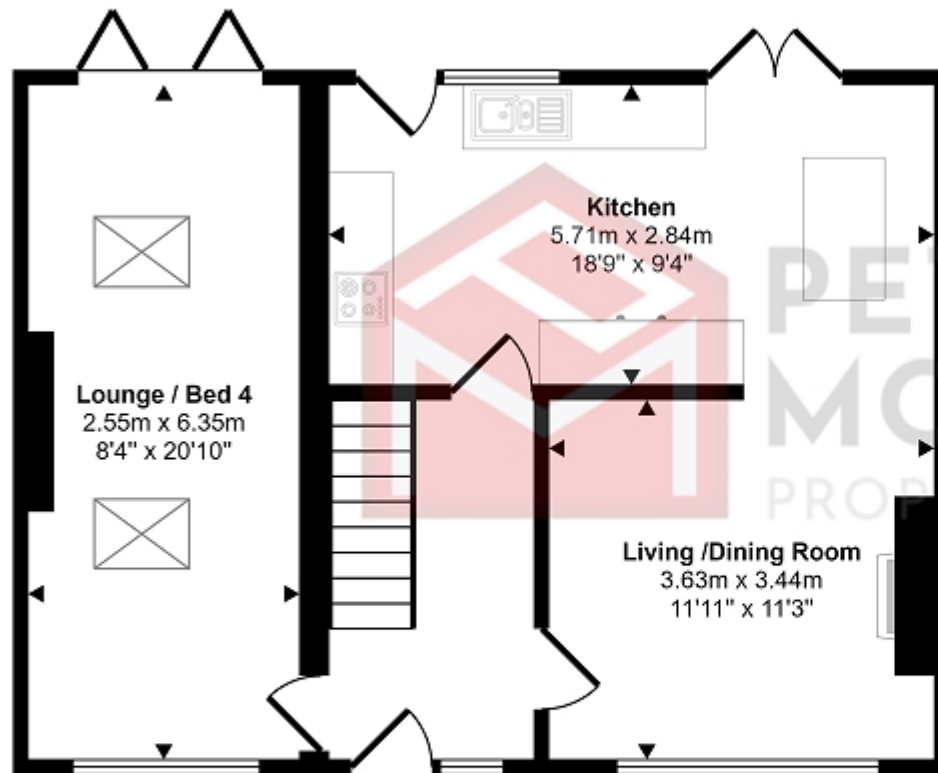
**Tenure** Freehold



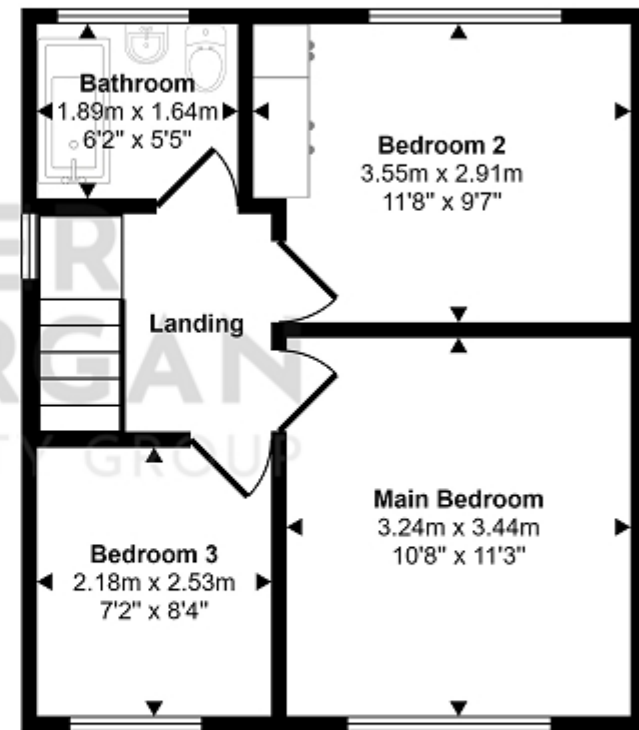




Approx Gross Internal Area  
91 sq m / 979 sq ft




Ground Floor  
Approx 55 sq m / 587 sq ft



First Floor  
Approx 36 sq m / 391 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.

# 25 Greenwood Close, Bridgend, Bridgend County. CF31 1PJ

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.

**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](http://www.petermorgan.net)  
03300 563 555

