

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Bettws Road, Bettws, Bridgend, Bridgend County. CF32 8YD



PETER MORGAN

Offers In Region Of **£260,000**

Main Features

- Three/ four bedroom semi detached dormer bungalow
- Larger than average garden
- 1-2 reception rooms
- Front, side and rear gardens
- Detached garage and driveway
- Some modernisation required
- Approximately 4 miles from the M4 at Junction 36
- Convenient for major shopping outlets at McArthur Glen Designer Village,
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: D

General Information

THREE/ FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW WITH A LARGER THAN AVERAGE REAR GARDEN WITH DETACHED GARAGE.

Convenient for commuters, being approximately 4 miles from the M4 at Junction 36 and major shopping outlets at McArthur Glen Designer Village. Ideal for those looking for a semi rural location. Excellent views overlooking the beautiful mountain side.

This home has accommodation comprising ground floor porch, hallway, living room, kitchen, bathroom and dining room/ optional bedroom 4. First floor landing and 3 double bedrooms. Externally there is a front garden, side garden and a larger than average rear garden with a garage and driveway.

The property benefits from uPVC double glazing and gas central heating. Please visit our new and improved website for more information.

GROUND FLOOR

Porch

uPVC double glazed door to front with side panel. uPVC double glazed window to side. Papered walls. Textured ceiling. Tiled floor. Wooden glass door leading to living room.

Lounge

uPVC double glazed bay window to front. Plastered walls. Textured ceiling. Fitted carpet. 3 radiators. Brick fire place with electric fire.

Hallway

Tiled floor. Papered walls. Textured ceiling.

Shower Room

uPVC double glazed window. 3 piece suite comprising w.c, hand wash basin and walk in shower unit with electric shower, glass shower screen and wall cladding. Fully tiled walls and floor. Chrome heated towel rail. Airing cupboard.

Kitchen

uPVC double glazed windows to side and rear. uPVC double glazed door to side. A range of wall mounted and base units with chrome handles and marble effect worktops. Stainless steel sink unit with monobloc tap. Freestanding oven, washing machine, fridge and freezer. Plastered walls. Part tiled walls. Tiled floor. Radiator. Glass internal serving hatch. Floor mounted gas central heating boiler.

Dining Room/ Optional Bedroom Four

uPVC double glazed window. Wood panelled door. Papered walls. Textured ceiling. Fitted carpet. Radiator. Built in storage cupboards. Glass serving hatch to kitchen area.

FIRST FLOOR

Landing

Textured and papered walls. Textured ceiling. Fitted carpet. Wood panelled doors leading to bedrooms.

Bedroom 1

uPVC double glazed window. Plastered walls. Textured ceiling. Fitted carpet. wood panel door. Fitted wardrobes. Attic Storage.

Bedroom 2

uPVC double glazed window to front. Papered walls. Textured ceiling. Fitted carpet. Fitted wardrobes. Radiator.

Bedroom 3

uPVC double glazed window to side. Papered walls. Textured ceiling. Fitted carpet. Fitted wardrobes.

EXTERIOR

Front Garden

Steps leading to front garden with perimeter hedging. Steps to front porch. Gate access to the side of the house. Storage shed.

Detached Garage

Detached garage with electric supply. Driveway for potentially 2 cars.

Rear Garden

Landscaped garden laid to lawns and decked area with balustrade and spindles. Full length concrete pathway with handrail. Further lawned area giving access to the garage and driveway. Mature shrubs and trees. Wooden perimeter fencing.

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

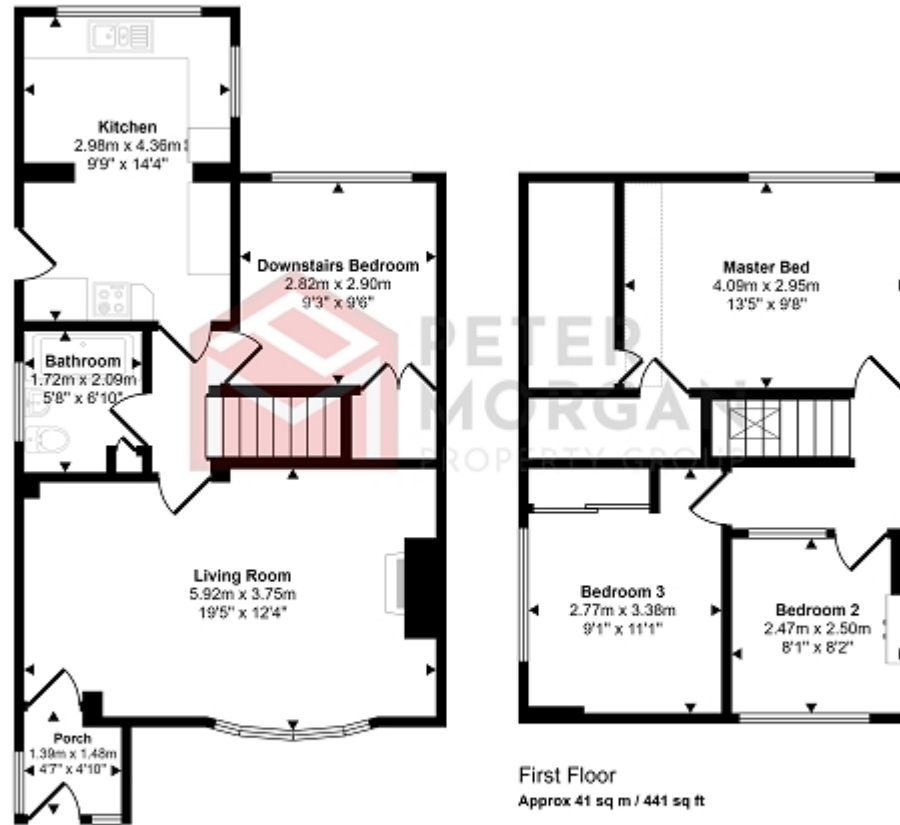
Tenure Freehold







Approx Gross Internal Area
96 sq m / 1030 sq ft




Ground Floor
Approx 55 sq m / 589 sq ft

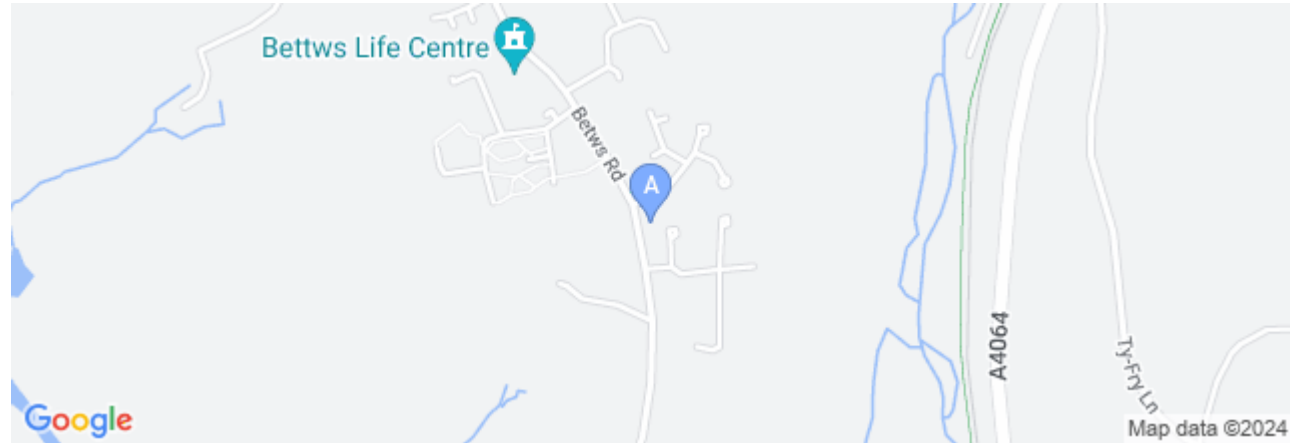
 Denotes head height below 1.5m

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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