

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



8 Beech Road, Pontyrhyl, Bridgend, Bridgend County. CF32 8AJ



**£132,749**

## Main Features

- Mid terrace home
- 2 bedrooms
- Lounge/ dining with wood burner
- Ground floor bathroom
- Small courtyard to rear
- Only 5 miles from the M4 at Junction 36. Convenient for local shop, filling station & school in Llangeinor
- Convenient for cycle track providing direct access to Bryngarw Country Park
- Woodland aspect to the front
- Part uPVC double glazing and combi gas central heating
- Council Tax: A. EPC:

## General Information

TWO BEDROOM MID TERRACED HOME SITUATED IN A POPULAR SEMI RURAL VILLAGE LOCATION WITH OPEN ASPECT TO FRONT

Situated with Woodland aspect to the front, convenient for cycle track providing direct access to Bryngarw Country Park. Only 5 miles from the M4 at Junction 36. Convenient for local shop, filling station & school in Llangeinor.

The property comprises ground floor lounge/ dining room with woodburner, kitchen and bathroom, first floor landing and 2 double bedrooms. Small courtyard to rear.

The property benefits from part uPVC double glazing and combi gas central heating.

## GROUND FLOOR

## Lounge/Dining Room

uPVC double glazed front door. 2 uPVC double glazed windows to front with exposed stonework. Exposed stone fireplace with wood burner. Carved tree trunk wooden staircase with tree branch spindles to first floor. 2 radiators. Part porcelain tiled floor. Part stone floor. Plastered walls. Textured ceiling with exposed wood beams. Gas meter. Wooden door and 3 steps to..

## Kitchen

Wooden skylight window to rear. A range of wall mounted and base units finished with solid wood doors and worktops. Belfast sink. Integral oven, grill and electric hob. Plumbed for washing machine. Tiled splashback. Radiator. Tiled floor. Plastered ceiling. Slate and tiled walls. Wooden door to..

## Bathroom

uPVC double glazed window. 3 piece suite comprising close coupled wc, circular hand wash bowl with monobloc tap set on wooden vanity unit and freestanding roll top bath with overhead shower. Plastered ceiling. Tiled walls. Radiator.

## FIRST FLOOR

### Landing

Wooden window. Exposed wooden floorboards. Exposed wood handrail.

### Bedroom 1

uPVC double glazed window to front with exposed stonework. Plastered walls. Textured ceiling with exposed wooden beams. Hand wash basin set in wood unit with stone worktop. Airing cupboard housing combi gas central heating boiler. Radiator.

### Bedroom 2

uPVC double glazed window with exposed stonework. Floorboards. Plastered walls. Textured ceiling with exposed wooden beams. Built in cupboard. Radiator.

## EXTERIOR

### Rear Garden

Small courtyard for refuse containers. Block built outbuilding not accessible from property.

### 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 [bcg@petermorgan.net](mailto:bcg@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

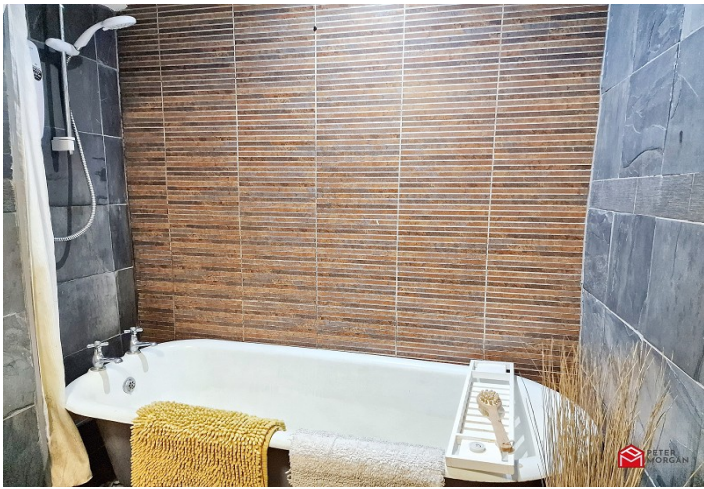
Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** A

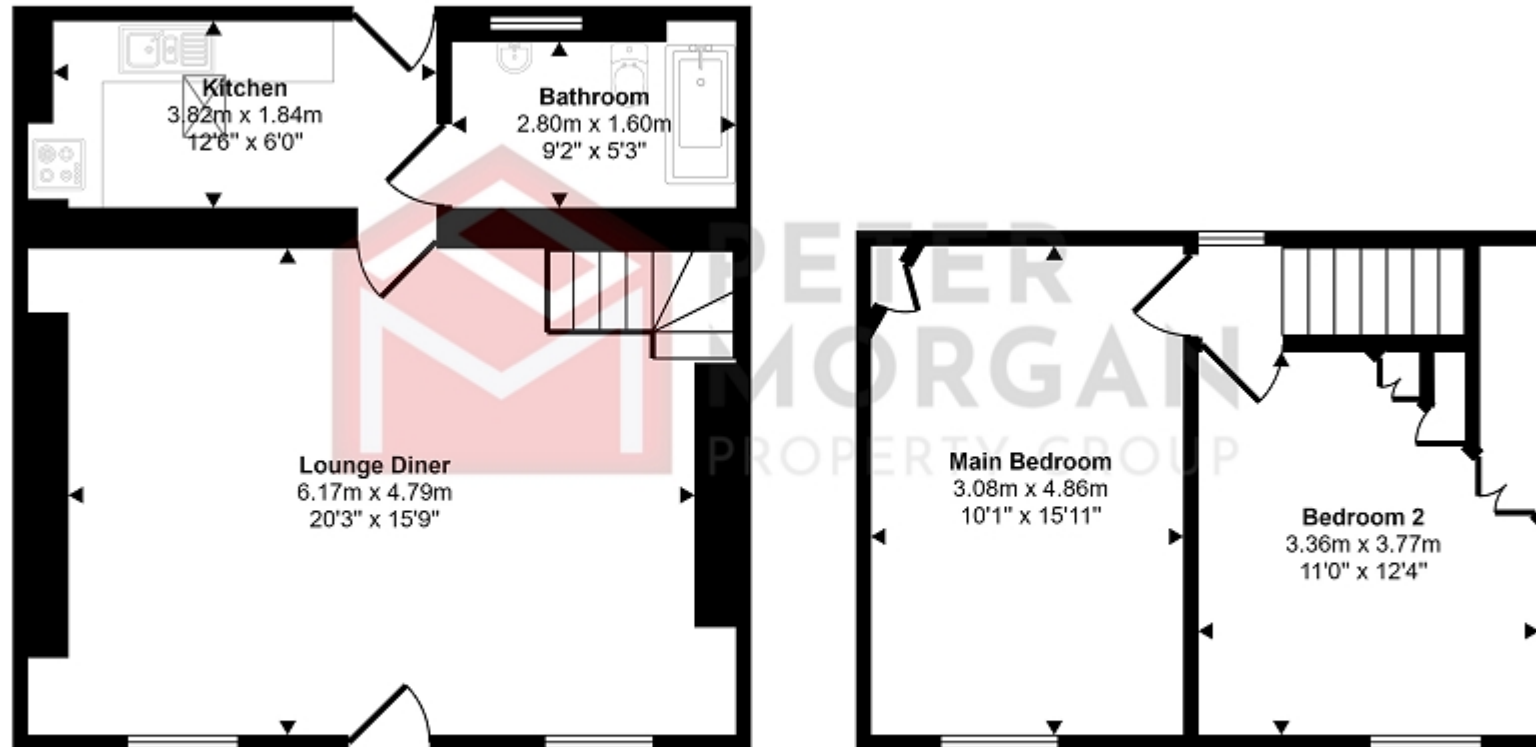
**Current heating type** Combi

**Tenure** Freehold






Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft

First Floor  
Approx 32 sq m / 341 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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