

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



13 John Street, Nantymoel, Bridgend, Bridgend County. CF32 7SU



PETER MORGAN

Offers In Region Of **£120,000**



## Main Features

- Three bedroom mid terrace
- Far reaching views from rear garden
- Enclosed rear garden with detached outbuilding
- Ground floor bathroom
- Approximately 8 miles from the M4 at Junction 36
- Situated in a semi rural Village location
- Convenient for school, shop, post office, bus stop and cycle track
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: E

## General Information

3 BEDROOM MID TERRACE PROPERTY WITH VIEWS FROM REAR GARDEN, DETACHED OUTBUILDING, GROUND FLOOR BATHROOM AND MORE.

Situated conveniently within the Village, convenient for school, shop, post office, bus stop and cycle track. Approximately 8 miles from the M4 at Junction 36.

The property comprises ground floor hallway, living room, kitchen and bathroom. To the first floor, landing and three bedrooms. Externally there is an enclosed two tier rear garden with detached outbuilding. The property benefits from uPVC double glazing and combi gas central heating. Offered for sale with no ongoing chain.

## GROUND FLOOR

### Hallway

uPVC double glazed door to front. Fitted carpet. Plastered walls. Textured ceiling. Wall mounted consumer unit.

### Living Room

uPVC window to the front. White wood panelled door. Plastered walls with coved and textured ceiling. White mantle surround. Wood effect laminate flooring. Radiator. Door to under stairs store cupboard.

### Kitchen

uPVC double glazed window and door to rear garden. A range of wall mounted and base units in white gloss. Plastered walls. Textured ceiling. Part tiled splashback. Stainless steel gas hob. Integral stainless steel electric oven. Stainless steel sink with monobloc tap. Tiled floor. Radiator. Space for freestanding fridge freezer. Plumbed for washing machine. Wall mounted gas Combi boiler. Stainless steel extractor fan.

### Bathroom

uPVC obscured glass window. Plastered and partially tiled walls. Plastered ceiling. 3 piece suite in white comprising panelled bath with overhead shower, close coupled w.c and pedestal wash hand basin with tiled splashback. White wood panelled door. Tiled floor.

## FIRST FLOOR

### Landing

Balustrade and spindles. Fitted carpet. Plastered walls. Textured ceiling. Doors leading to..

### Bedroom 1

uPVC double glazed window to front. White wood panelled door. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

### Bedroom 2

uPVC double glazed window to rear. White wood panel door. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

### Bedroom 3

uPVC window to front. White wood panelled door. Radiator. Fitted carpet. Plastered walls. Textured ceiling. Built in storage cupboard.

### EXTERIOR

#### Front Courtyard

Small courtyard style front garden with steps to front door.

#### Rear Garden

Patio area with wood feather edge fencing around top tier. Steps leading to lower tier. Path to lower patio areas and detached outbuilding. Gate to rear lane access.

#### 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** A

**Current heating type** Combi

**Tenure** Freehold

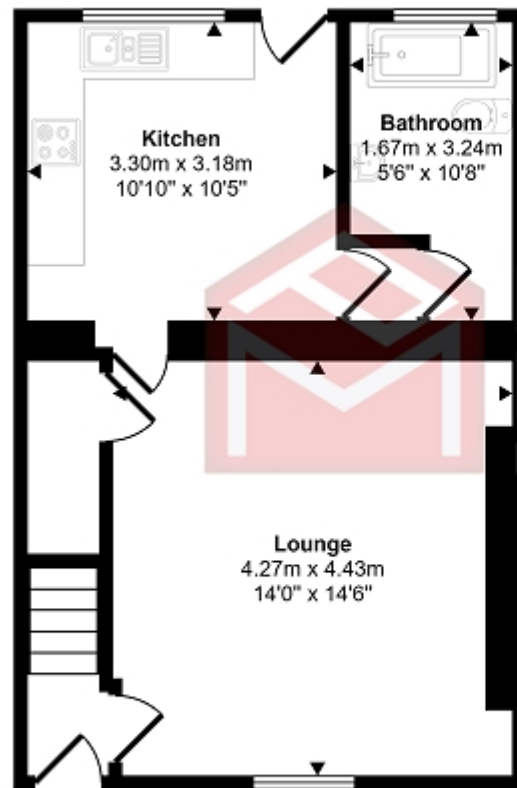




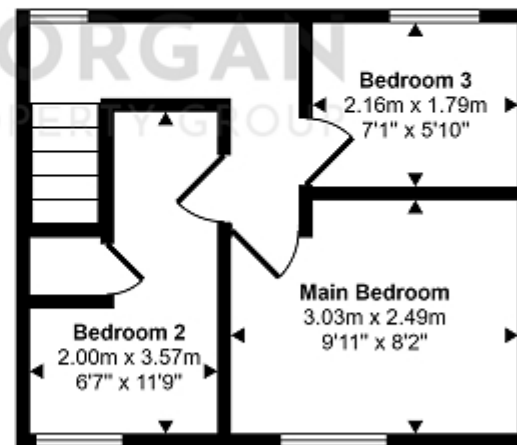




Approx Gross Internal Area  
65 sq m / 697 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft



First Floor  
Approx 23 sq m / 250 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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