

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



PETER MORGAN

11 Station Row, Pontyrhyl, Bridgend, Bridgend County. CF32 8PJ

£120,000

Main Features

- Extended 2 double bedroom, Late Victorian ex miners cottage (Circa 1901).
- Semi rural location.
- Views of hills from front aspect and rear garden.
- Metres away from cycle track providing direct access to Bryngarw country park.
- 5 Miles from the M4 at junction 36
- Open plan lounge/dining room
- First floor bathroom
- uPVC double glazing and combi gas central heating
- Rear garden
- Council Tax Band: A. EPC: D

General Information

LATE VICTORIAN (CIRCA 1901) MID TERRACED EXTENDED 2 DOUBLE BEDROOM EX MINERS COTTAGE IN A SEMI RURAL LOCATION WITH OPEN ASPECT OVER HILLSIDES, RIVER, CYCLE TRACK AND WOODED AREA.

Situated meters away from 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.

This home has accommodation comprising open plan lounge/dining room, kitchen with appliances, first floor landing, 3 piece bathroom and two double bedrooms to first floor. Lawned & patio garden to rear with outbuilding.

The property benefits from combi gas central heating and uPVC double glazing. Externally there is a rear courtyard garden with views of local area.

GROUND FLOOR

Lounge/Dining Room

Double aspect room with UPVC double glazed windows to front aspect. Fitted Venetian blinds. Spindle and carpeted staircase to first floor. Plastered walls and ceiling. Two radiators. Feature fireplace with wood effect surround. Alcove with base storage cupboard. TV connection. Under stairs store cupboard. Laminate flooring. Wall mounted electric meter and consumer unit. Gas meter. Telephone and Internet connection points. Part glazed door to

Kitchen

UPVC double glazed window to rear and door to side courtyard. A range of wall mounted and base units with shaker style doors. Wood effect worktops. Belfast sink with mixer tap. Integral oven, grill, induction hob, extractor hood, fridge freezer and washing machine. Tiled floor. Radiator. Tiled walls. Plastered ceiling. Wall mounted Combi gas central heating boiler.

FIRST FLOOR

Landing

Balustrade and spindles. Loft access. Plastered walls and ceiling. Fitted carpet. White colonial style panel doors to bedrooms and

Bathroom

UPVC window to side. Three-piece suite in white comprising WC, pedestal wash basin with monobloc taps in vanity unit. Shower bath with curved screen. Mixer taps and shower spray. Tiled floor. Chrome heated towel rail. Plastered ceiling. Radiator. Tiled walls.

Bedroom 1

UPVC double glazed window to front with open aspect over cycle track, stream and wooded area. Fitted carpet. Plastered walls and ceiling. Papered feature wall. Radiator.

Bedroom 2

UPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls. Feature papered walls.

EXTERIOR

Rear Garden

Courtyard which is accessible from the kitchen, providing handy storage space and leading to lawn garden with central pathway. Dry stone built rear wall and views over local area.

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

A

Current heating type

Combi

Tenure

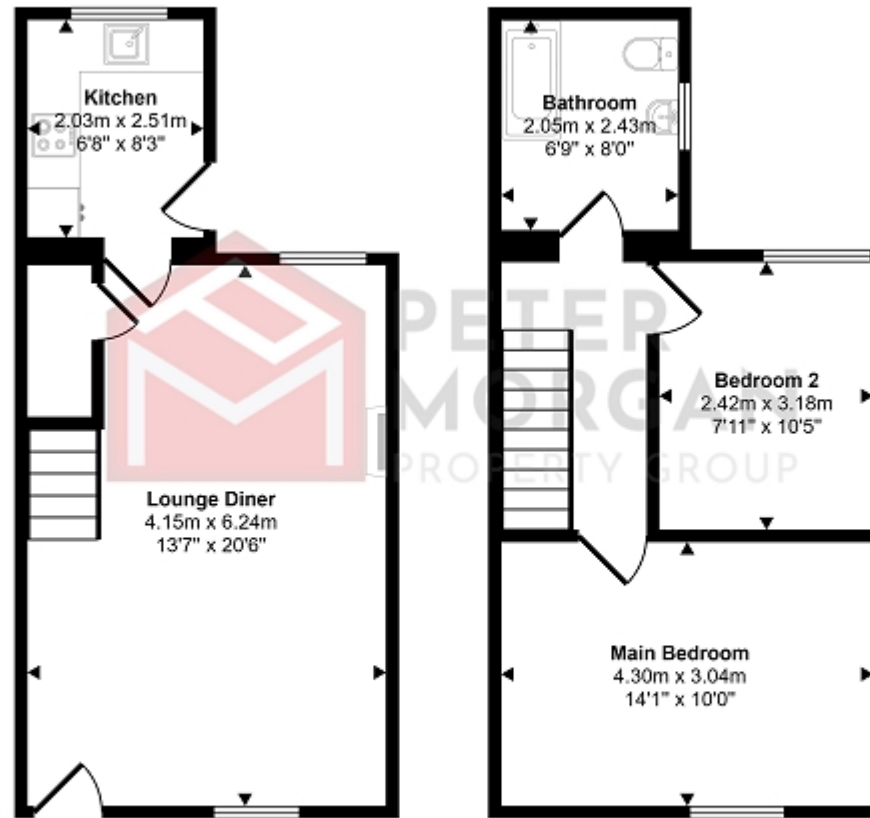
Freehold







Approx Gross Internal Area
64 sq m / 694 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft

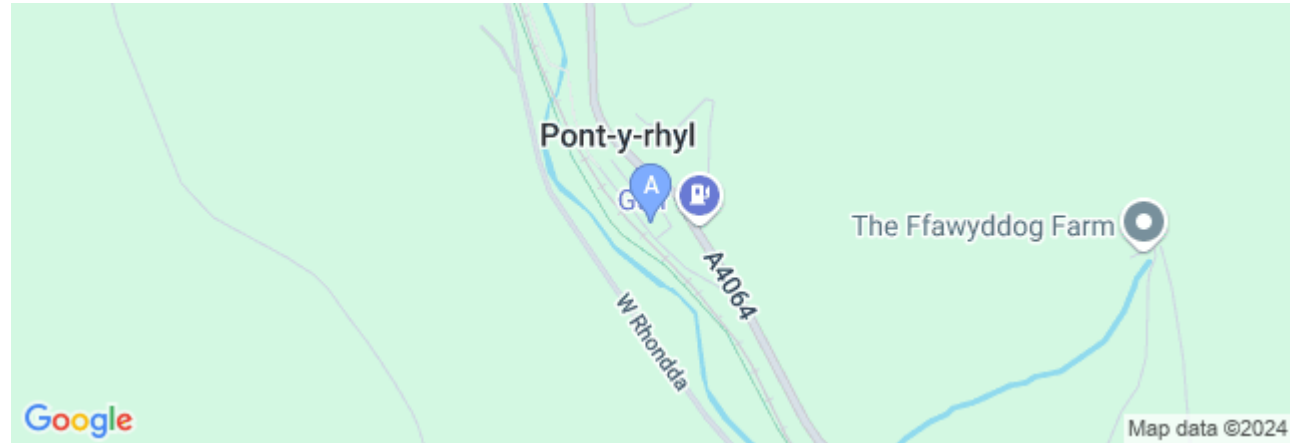
First Floor
Approx 33 sq m / 354 sq ft

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.

11 Station Row, Pontyrhyl, Bridgend, Bridgend County. CF32 8PJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	66	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

www.petermorgan.net

03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

