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2021  
WALES  
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PETER MORGAN

**75 Glynbridge Gardens, Bridgend, Bridgend County. CF31 1LN**

**£245,000**



### Main Features

- Detached traditional bungalow
- 2 double bedrooms
- Lounge/ dining room
- Kitchen/ breakfast room
- Situated on a corner plot
- Front, side and rear gardens and garage
- Conveniently located for Bridgend Town Centre, Princess Of Wales Hospital and public transport
- The M4 is within approximately 1.5 miles at Junction 36 Sarn Services
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: D

### General Information

DETACHED TRADITIONAL TWO DOUBLE BEDROOM BUNGALOW SITUATED ON A CORNER PLOT IN A POPULAR & CONVENIENT LOCATION.

Situated 'on the flat' with easy access, in an established residential area. Conveniently located for Bridgend Town Centre, Princess Of Wales Hospital and public transport. The M4 is within approximately 1.5 miles at Junction 36 Sarn Services along with major retail and leisure outlets.

This home has accommodation comprising hallway, lounge / dining room, inner central hallway kitchen / breakfast room, fitted double shower room bathroom and 2 double bedrooms. Bedroom 2 is an optional garden/ sitting room with patio doors to rear garden. Externally there is a front lawn, side and rear gardens with block and brick perimeter walls. Driveway for 4-5 cars in tandem and detached garage with remote control door. The property benefits from Combi gas central heating, uPVC double glazing & vacant possession.

### GROUND FLOOR

### Hallway

uPVC double glazed front door with matching side panel. Double doors to cloaks cupboard housing gas meter. Fitted carpet. Radiator. Wood door to

### Lounge/Dining Room

uPVC double glazed bow window to front. Venetian blinds. Radiator. Wall and ceiling lights. Coal effect electric fire with wood surround, marble hearth and back plate. TV point. Telephone point. Wooden door to..

### Inner Hallway

Loft access. Fitted carpet. Airing cupboard with radiator and slatted shelves.

### Kitchen

uPVC double glazed window and door to side. A range of fitted wall mounted and base units. Stainless steel sink unit with mixer tap. Wood effect worktops. Part tiled walls. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Wall mounted Combi gas central heating boiler. Breakfast bar. Space for tumble dryer. Tiled floor. Radiator.

### Shower Room

uPVC double glazed window to side. Fitted three piece suite in white comprising raised close coupled WC with push button flush, pedestal hand wash basin with monobloc tap and double shower enclosure with mixer shower. Fully tiled walls with mosaic detail. Tiled floor. Chrome heated towel rail. Vanity mirror.

### Bedroom 1

uPVC double glazed window to rear. Fitted wardrobes. Fitted carpet. Radiator.

### Bedroom 2 / Sitting Room

uPVC double glazed patio doors to rear garden. Fitted carpet. Radiator.

### EXTERIOR

The property occupies a corner plot with grounds as follows..

### Front Garden

Laid to lawn. Curved block built boundary wall. Paved pathway to front door. Planting bed. Galvanised steel double gates leading to driveway with parking for 4 to 5 cars in tandem. Water tap. External electric meter box. Gated entrance to rear garden.

### Detached Garage

Block built. Electronic remote control roller door. uPVC double glazed window to side. Electric light.

### Side Garden

Decorative stone covered and concrete pathway. Block built boundary wall. Brick built internal wall.

### Rear Garden

Laid with paved patio. Planting bed. Garden shed. Brick built boundary walls.

### 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

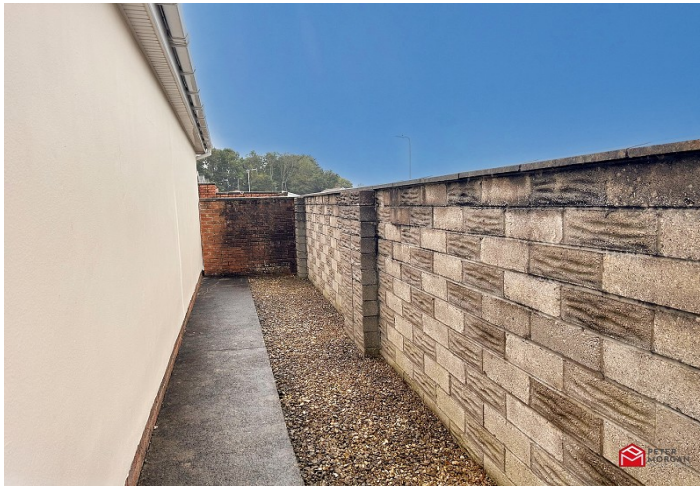




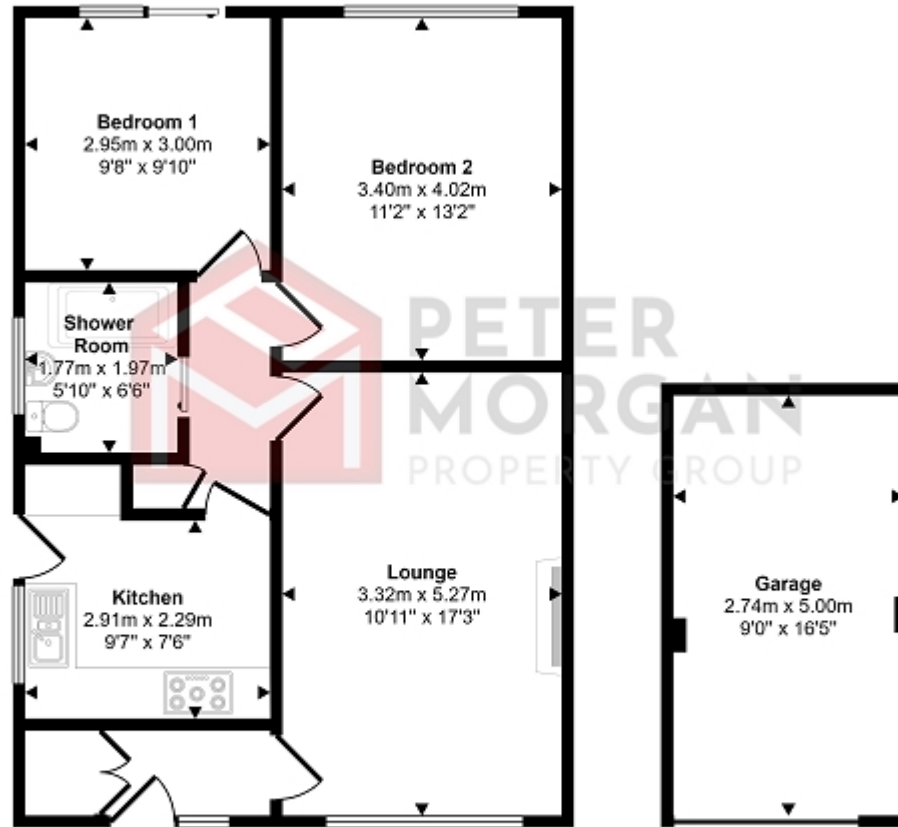








Approx Gross Internal Area  
74 sq m / 800 sq ft



Floorplan  
Approx 61 sq m / 652 sq ft

Garage  
Approx 14 sq m / 147 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.



# 75 Glynbridge Gardens, Bridgend, Bridgend County. CF31 1LN

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>	63	
(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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33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS



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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.

## Bridgend County Branch

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