

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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'Ashgrove', Maesteg Road, Tondu, Bridgend, Bridgend County. CF32 9DW



PETER MORGAN

Offers In Region Of **£230,000**

Main Features

- Two bedroom detached home
- Lounge and dining/ sitting room
- First floor bathroom and ground floor cloakroom
- Mountain views to rear
- Approximately 2 miles from the M4 at Junction 36
- Situated in a highly convenient location for local amenities such as..
- ..Rail link, bus stop, convenience store, garage, pub/restaurant, supermarket and Nature Reserve
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: D

General Information

TWO BEDROOM DETACHED HOUSE WITH SIDE ACCESS, TWO DOUBLE BEDROOMS AND A MULTI FUEL BURNER.

Convenient for commuters, being approximately 2 miles from the M4 at Junction 36 and major shopping outlets at McArthur Glen Designer Village. Situated in a highly convenient location for local amenities. Rail link, bus stop, convenience store, garage, pub/restaurant, supermarket and Nature Reserve. Excellent views overlooking the mountain side.

This home has accommodation comprising ground floor hallway, lounge, sitting/dining room, kitchen and cloakroom. First floor landing, family bathroom and 2 double bedrooms. Externally there is a front garden, side access and rear garden. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

Composite door to front. Plastered walls. Textured ceiling. Wood effect laminate flooring. Radiator.

Lounge

uPVC bay window. Plastered walls. Textured ceiling. Wood effect laminate flooring. Vertical designer radiator.

Sitting / Dining Room

uPVC windows. Plastered walls and ceiling. Wood effect laminate flooring. Multi fuel burner. Slate and tiled hearth. Understairs storage. Radiator.

Kitchen

uPVC windows and door. Plastered walls and ceiling. Tiled splashback. Wood effect vinyl flooring. Fitted kitchen comprising a range of wall mounted and base units finished with Grey doors with wood effect laminate worktops. Integral electric oven, electric hob and integrated extractor hood. Ceramic and stainless steel sink unit with monobloc tap. Space for washing machine. Radiator.

Cloakroom

uPVC window. Plastered walls and ceiling. Part tiled walls. Vinyl flooring. Low level w.c. Wall mounted hand wash basin. Chrome towel rail. Combi gas central heating boiler.

FIRST FLOOR

Landing

Plastered walls. Textured ceiling. Balustrade and spindles. Fitted carpet.

Bath & Shower Room

uPVC windows. Plastered walls. Textured ceiling. Half tiled walls. 4 piece suite comprising close coupled w.c, vanity unit hand wash basin with monobloc tap and freestanding bath with waterfall tap. Walk in shower with clad walls and electric shower. Storage cupboards. Chrome towel radiator.

Bedroom 1

uPVC window. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Courtyard style front garden. Wrought iron railings. Steps leading down to dwelling. Paved patio area. Side access to rear garden.

Rear Garden

Integral coal shed. Paved courtyard area. Concrete steps leading to bottom garden tier. Paved patio. Artificial grass and decking to the bottom area. Solid walls surround with wooden fence to the rear.

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

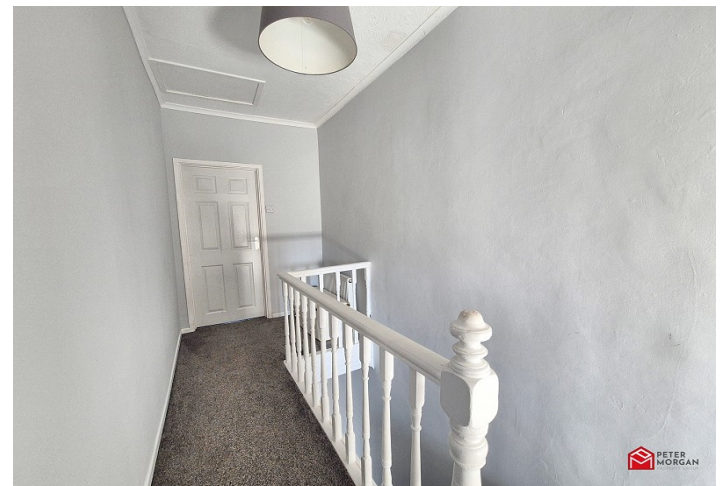
D

Current heating type

Combi

Tenure

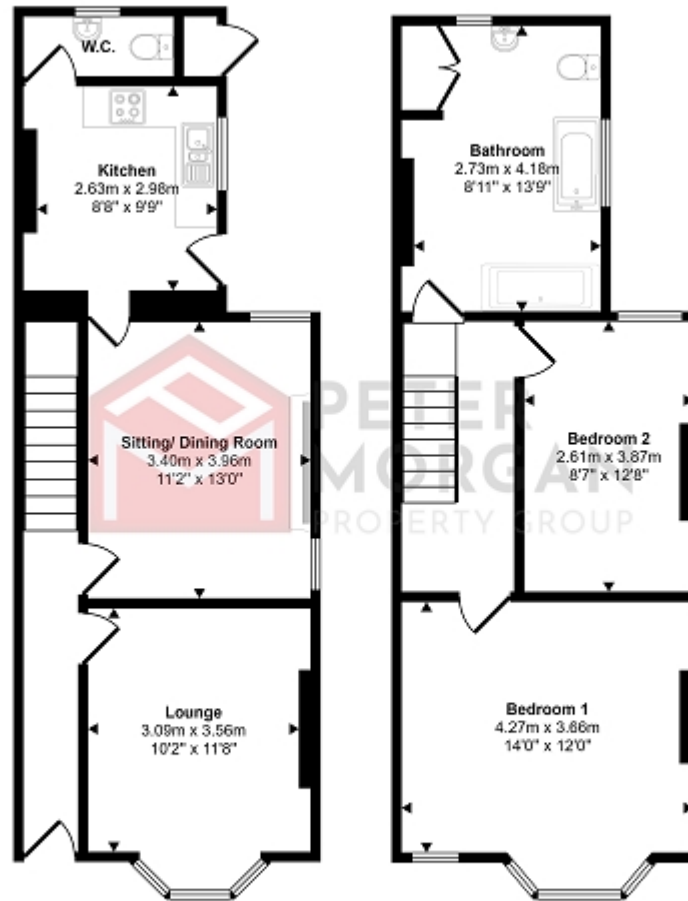
Freehold







Approx Gross Internal Area
93 sq m / 1006 sq ft




Ground Floor
Approx 47 sq m / 504 sq ft

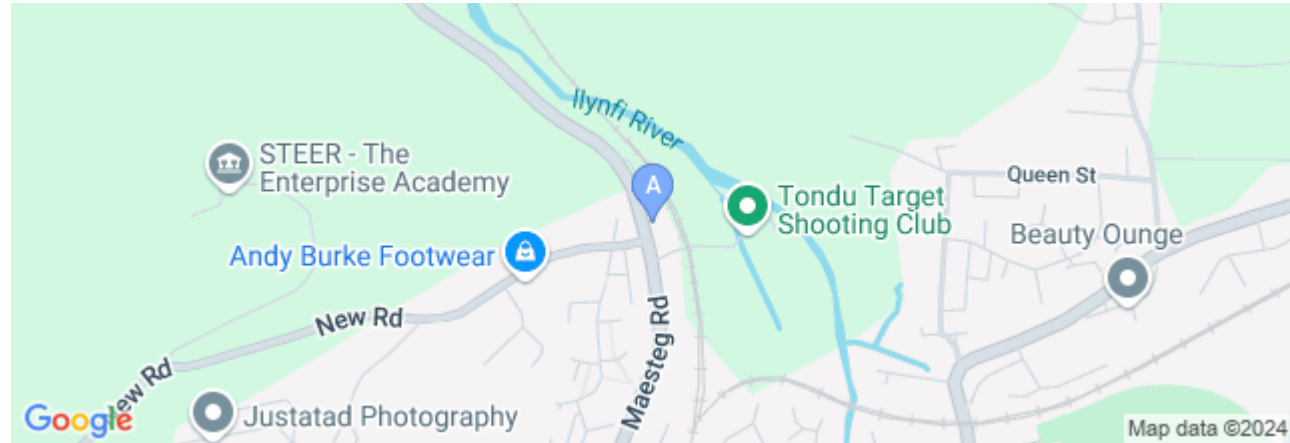
First Floor
Approx 47 sq m / 502 sq ft

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.

Ashgrove Maesteg Road, Tondy, Bridgend, Bridgend County. CF32 9DW

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	59	
(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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