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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

41 Ffordd Cadfan, Bridgend. CF31 2DP

Offers In Region Of **£200,000**

Main Features

- 3 Bed end link townhouse
- Open plan kitchen/lounge
- Ground floor cloakroom
- Two car driveway to front
- Enclosed rear garden
- First floor family bathroom
- Conveniently located for access to Bridgend Town Centre, Princess of Wales hospital and local transport links
- Approximately 1 mile to the M4 at junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: B

General Information

3 BED END LINK TOWN HOUSE, PARKING FOR 2 CARS, REAR GARDEN WITH SIDE ACCESS.

Situated in a highly convenient location for Bridgend Town Centre, Princess of Wales Hospital, Intercity Rail link, bus station and all town centre amenities. The M4 is approx 1 mile at Junction 36.

The property has accommodation comprising ground floor hallway, open plan kitchen/lounge, cloakroom. To the first floor; landing, family bathroom and 2 bedrooms. Second floor; double bedroom with velux style roof windows. The exterior has 2 parking spaces to the front side access with rear enclosed garden.

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

GROUND FLOOR

Hallway

Entrance via composite front door. Plastered walls and ceilings. Vinyl flooring. Radiator. Staircase leading to first floor.

Open Plan Kitchen/ Lounge

uPVC window and french doors. Plastered walls and ceilings. Range of wall mounted and base units in gloss. Wood effect worktops. Acrylic splashback. Stainless steel sink. Integrated gas hob. Integrated electric oven. Plumbed for washing machine. Breakfast bar. Vinyl flooring in kitchen area. Fitted carpet in living area. Understairs recess. Wall mounted electric fire place. Radiator.

Cloakroom

Plastered walls and ceiling. Close coupled WC. Wall mounted sink with tiled splashback. Vinyl flooring. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Fitted carpet. White balustrade and spindles. Staircase leading to bedroom two.

Bathroom

uPVC window. Plastered walls and ceiling. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower screen and over head shower. Tile and acrylic splashback. Vinyl flooring. Radiator.

Bedroom 1

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

Bedroom 3

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

SECOND FLOOR

Landing

Plastered walls and ceiling. Fitted carpet. White balustrade and spindles. Fitted storage cupboard.

Bedroom 2

Velux style roof windows x3. Plastered walls and ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Tarmac two car driveway with slabbed path leading to front door.

Rear Garden

Enclosed rear garden with side access. Patio Area. Further artificial grassed area.

Service Charge

Estate Management Fees apply. Approximately £179.50 annually as of 7th August 2024.

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

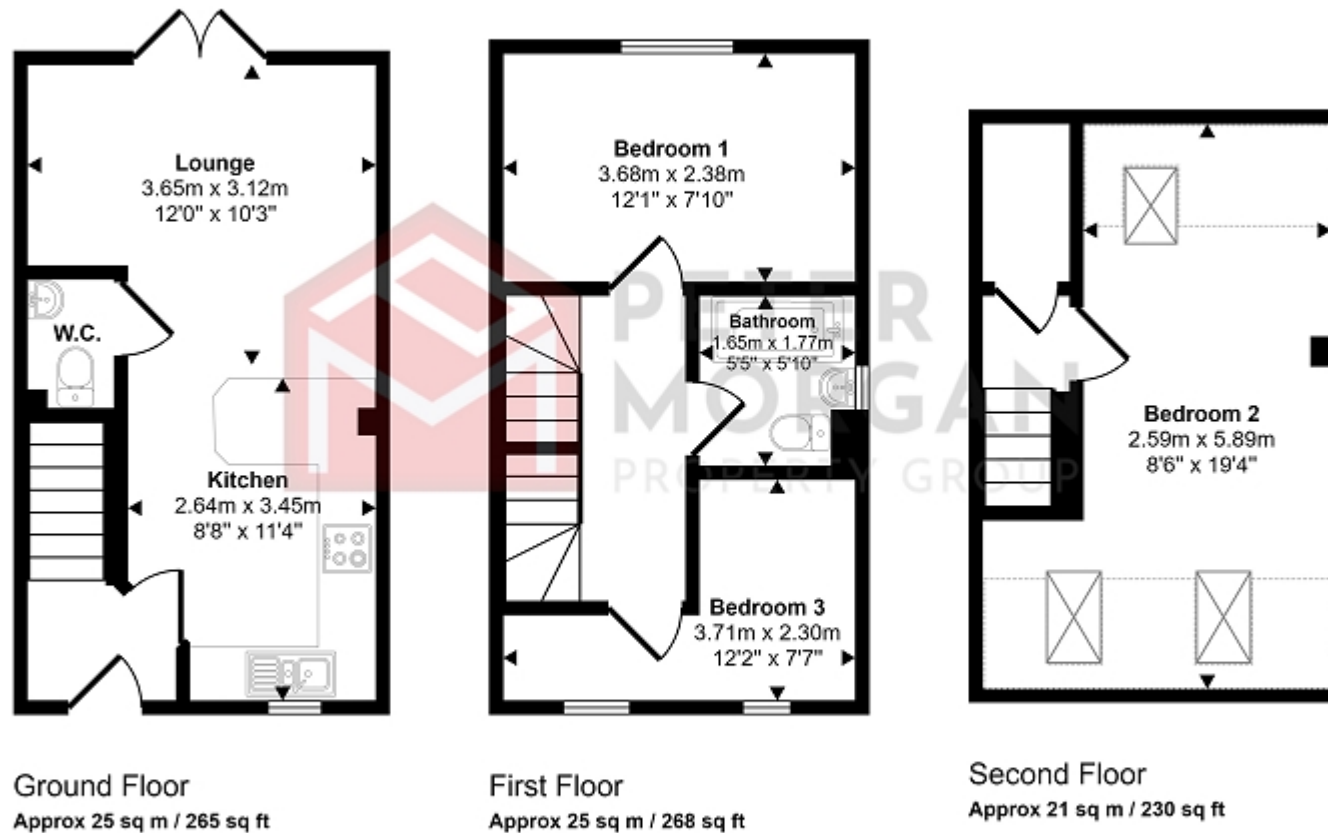
Tenure

Freehold






Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 25 sq m / 265 sq ft

First Floor
Approx 25 sq m / 268 sq ft

Second Floor
Approx 21 sq m / 230 sq ft

 Denotes head height below 1.5m

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.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (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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PETER MORGAN



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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.

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