

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Willesden Road, Bridgend, Bridgend County. CF31 4RE

£235,000

Main Features

- 3 bedroom semi detached house
- Ground floor extension to rear
- Open plan kitchen/ dining/ living room
- Separate lounge
- First floor family bathroom
- Approximately 1.5 miles from Bridgend Town Centre
- Convenient for local schools, shops and bus links
- The M4 is within 3.5 miles at Junction 36 (Sarn)
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

General Information

3 BEDROOM SEMI DETACHED HOME WITH EXTENDED KITCHEN AREA, LANDSCAPED FRONT AND REAR GARDENS, OFF ROAD PARKING AND DETACHED GARAGE/ OUTBUILDING.

Situated in a convenient location, ideal location for families or first-time buyer. Approximately 1.5 miles from Bridgend Town Centre. Convenient for local schools, shops and bus links. The M4 is within 3.5 miles at Junction 36 (Sarn).

The accommodation comprises ground floor porch, lounge and open plan fitted kitchen/ dining room. First floor landing, family bathroom and 3 bedrooms. Gardens to front and rear plus driveway and detached garage/ outbuilding. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Porch

uPVC door and windows. Part plastered, part papered walls with textured ceiling. Carpet. Electric meter.

Lounge

uPVC windows to front and side. Papered walls. Textured ceiling. Staircase to first floor. Solid wood flooring. Feature electric fireplace with plaster surround. Radiator.

Kitchen / Dining / Living Room

Open plan room comprising...

Dining Area

uPVC window. Papered walls. Textured ceiling. Understairs storage and further storage cupboard. Solid wood flooring. Radiator.

Kitchen Area

uPVC door and window to rear. uPVC window to side. Fitted kitchen comprising wall mounted and base units with marble effect laminate worktops. Freestanding cooker. Chimney style extractor fan. Stainless steel sink unit. Space and plumbing for washing machine, tumble dryer and dishwasher. Tiled floor. Tiled walls. Textured ceiling.

FIRST FLOOR

Landing

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Attic hatch.

Family Bathroom

uPVC window. 3 piece suite comprising panelled bath with overhead mixer shower and sliding shower screen, pedestal style hand wash basin and close coupled w.c. Tiled walls. Textured ceiling. Carpet. Radiator.

Bedroom 1

uPVC window. Papered walls. Textured ceiling. Fitted wardrobes and bridging units. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Papered walls. Textured ceiling. Fitted wardrobes with bridging units. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Storage cupboard. Papered walls. Textured ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Driveway for approximately 4 cars. Landscaped front garden with paved and lawned areas. Planting beds.

Garage / Outbuilding

Previous garage now with uPVC French doors to front. Brick double cavity wall build. Electric points and lighting.

Rear Garden

Enclosed rear garden with side access. Steps down from house. Lawn area with paving leading to paved 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

C

Current heating type

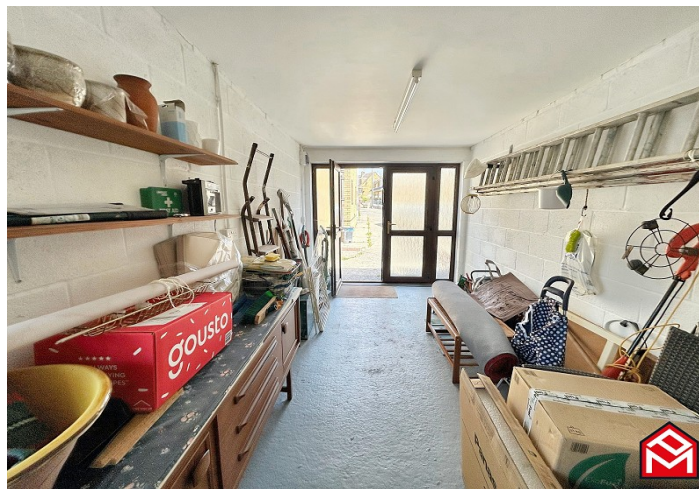
Combi

Tenure

Freehold

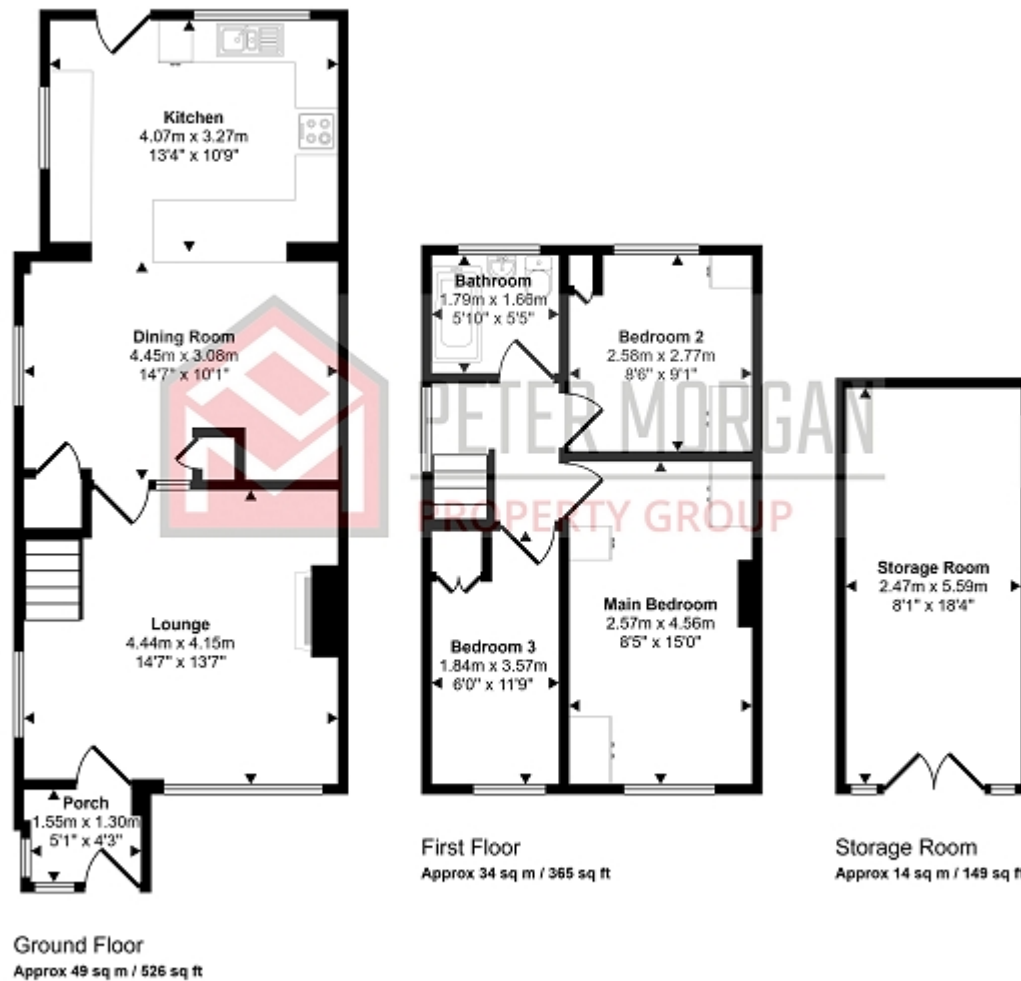








Approx Gross Internal Area
97 sq m / 1040 sq ft



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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Bridgend County Branch

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