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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

6 Meadow Rise, Bryncethin, Bridgend, Bridgend County. CF32 9DZ

£250,000

Main Features

- 2 bedroom detached bungalow
 - South East facing rear garden
 - Lounge
 - Kitchen/ dining room
 - Wet room
 - Detached garage
 - Situated approximately 2.1 miles from Princess of Wales Hospital,
- approximately 2.1 miles from McArthur Glen Designer outlet
 - Approximately 2.5 miles to the M4 at Jct 36
 - uPVC double glazing and combi gas central heating
 - Council Tax Band D. EPC: D

General Information

TWO BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING, GARAGE AND SOUTH EAST FACING GARDEN.

Situated approximately 2.1 miles from Princess of Wales Hospital, approximately 2.1 miles from McArthur Glen Designer outlet and approximately 2.5 miles to the M4 at Jct 36.

This home comprises entrance hall, lounge, shower room, 2 bedrooms, kitchen, front and rear garden and garage.

This property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed door. Wood effect flooring. Plastered walls and ceiling. Radiator. 'Ideal' combi gas central heating boiler.

Kitchen / Dining Room

uPVC double glazed window to rear. A range of wall mounted and base units with contrasting worktops. Half tiled, half plastered walls. Plastered ceiling. Plumbing for washing machine. Stainless steel sink unit with drainer and central mixer tap. Radiator.

Lounge

uPVC double glazed window to front. Plastered walls and ceiling. Radiator. Fitted carpet. Fireplace with wooden surround. Vertical blinds.

Wet Room

uPVC double glazed window to side. Wet room fitted with electric shower, wash hand basin and WC. Wall mounted chrome heated towel rail. Extractor fan.

Bedroom 1

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator. Vertical blind.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Radiator. Electrical consumer unit. Vertical blind.

EXTERIOR

Front Garden

Off road parking for approximately four cars. Gated resin driveway leading to garage. Laid to lawned areas. Access to garage and rear garden.

Garage

Up and over vehicular door.

Rear Garden

Enclosed South East facing rear garden. Paved patio leading to area of lawn. Side access to garage and access to front of property and kitchen. Outdoor tap.

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

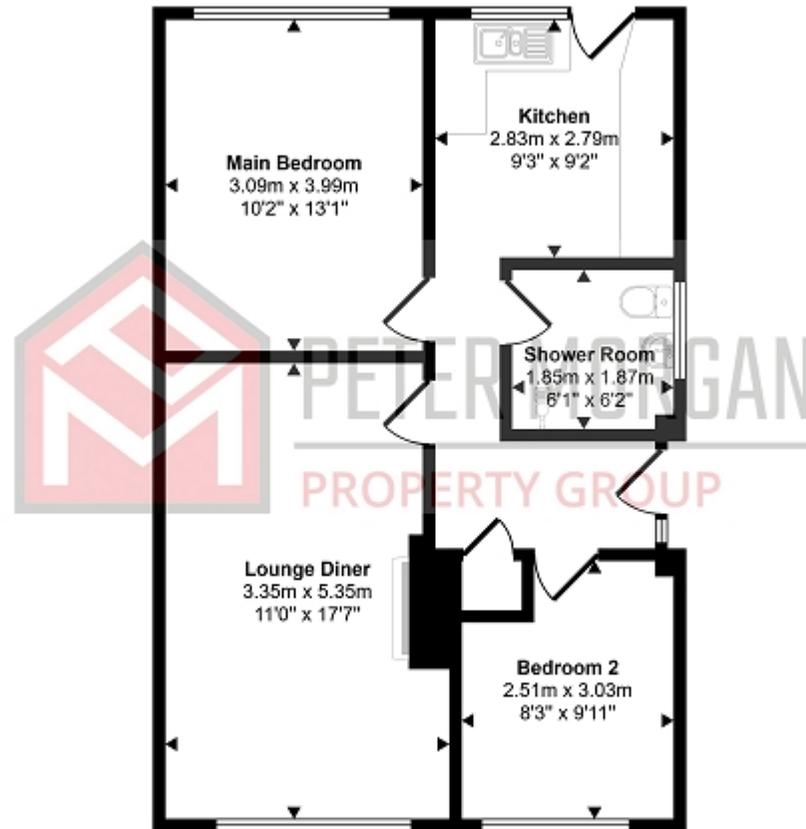
Freehold







Approx Gross Internal Area
57 sq m / 610 sq ft



Floorplan

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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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