

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



First floor apartment The Granary, Coity, Bridgend, Bridgend County, CF35 6DB

£195,000



PETER MORGAN

First floor apartment The Granary, Coity, Bridgend, Bridgend County, CF35 6DB

Main Features

- Delightful and exclusive
- 2 bedroom first floor apartment
- Boasting charm and character with 11' high wood beam vaulted ceilings
- Originally a stone built granary. Sympathetically converted in the 1980's to 4 exclusive apartments
- Within the historic village of Coity where there is a local shop, public house, church and Coity Castle.
- Approximately 1- 1.5 miles from the M4 at Jct 36, The Princess of Wales Hospital and Bridgend Town Centre
- 2 car parking spaces
- Mature and private communal grounds
- uPVC double glazing and combi GCH
- Council Tax Band: D. EPC:D

General Information

BOASTING CHARM & CHARACTER WITH 11FT HIGH VAULTED & WOOD BEAM CEILINGS AND STONE FEATURES. MUST BE VIEWED!

This home forms part of what was originally a stone built granary. Sympathetically converted in the 1980's to 4 exclusive apartments and a selection of individual style homes in courtyard style setting. Complimented by mature and private communal grounds. Fitting in with its setting within the historic village of Coity where there is a local shop, public house, church and castle. All this with the convenience of being within approximately 1 to 1.5 miles from the M4 at Jct 36, The Princess of Wales Hospital and Bridgend Town Centre.

The accommodation includes security intercom door entry, communal hallways, main hallway, lounge/dining, fitted kitchen, fitted bathroom, 2 double bedrooms. All rooms have 11'6" high ceilings and uPVC double glazed windows overlooking communal gardens. This home also benefits from combi gas central heating. Externally there are communal grounds with lawned gardens, paved areas and parking for 2 vehicles. Internal viewing of this individual home is highly recommended.

GROUND FLOOR

Communal Hallway

Main composite double glazed entrance door to front. LVT flooring. Courtesy and emergency lighting. 1/2 turn carpeted and spindled staircase to first floor.

FIRST FLOOR

Communal Landing

Shared area. Communal store cupboard. Fitted carpet. Loft access.

Apartment Accommodation

Hallway

Two loft storage access points with light. Intercom handset. Laminate flooring. Wall mounted electric remote control heater. Tradition style vertical wood panelled doors to all rooms and..

Lounge/Dining Room

11'7" high wood beam. Vaulted ceiling. Stone feature uPVC double glazed window to front. Overlooking mature gardens. uPVC double glazed window to side also overlooking mature communal garden. Radiator. Wall mounted plasma style electric fire with remote control. Laminate flooring. TV connection. Pendulum lighting. Telephone point. Folding part glazed door to kitchen.

Kitchen

uPVC double glazed window to side overlooking mature communal gardens. 11'7" high wood beam and vaulted ceiling. Modern fitted kitchen with cream doors and antique style handles. Illuminated granite effect work top. 1.5 bowl stainless steel sink unit with mixer tap. Brushed steel electrical fitments. Tiled splashbacks. A range of wall mounted and base units. Recess for fridge freezer. Integral oven, grill, and ceramic hob. Extractor hood. Plumbed for washing machine. Cushioned flooring. Wall mounted combi gas central heating boiler housed in full height unit. Smart meter.

Bathroom

11'7" high wood beam and apex ceiling. Frosted uPVC double glazed window to rear. Three piece suite in white comprising close coupled w.c, hand wash basin with mixer lever tap set in vanity unit. Panelled bath with electric shower and glass screen. Fitted vanity unit and storage unit. Vanity mirror. Vertical tubular radiator. Part tiled walls. Tiled floor. Built in linen cupboard with slatted shelves.

Bedroom 1

11'7" high wood beam and apex ceiling. uPVC double glazed window to rear. Radiator. Laminate flooring. Fitted wardrobe with mirrored doors and overhead storage. TV connection. Fitted drawer units.

Bedroom 2

11'7" high wood beam and apex ceiling. uPVC double glazed window with stone detailing to front. Laminate flooring. Radiator.

EXTERIOR

Communal Gardens

Mature communal gardens to front and side. Laid to lawns with stone walls and wood fencing. A variety of fruit trees and mature shrubs. Allocated parking space for 2 vehicles. Drying and storage area.

Leasehold details

999 years from 25/03/1981. Service charge including ground rent is £60 per month as of 26/07/2023.

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. Smart meter.

Current council tax banding

D

Current heating type

Combi

Tenure

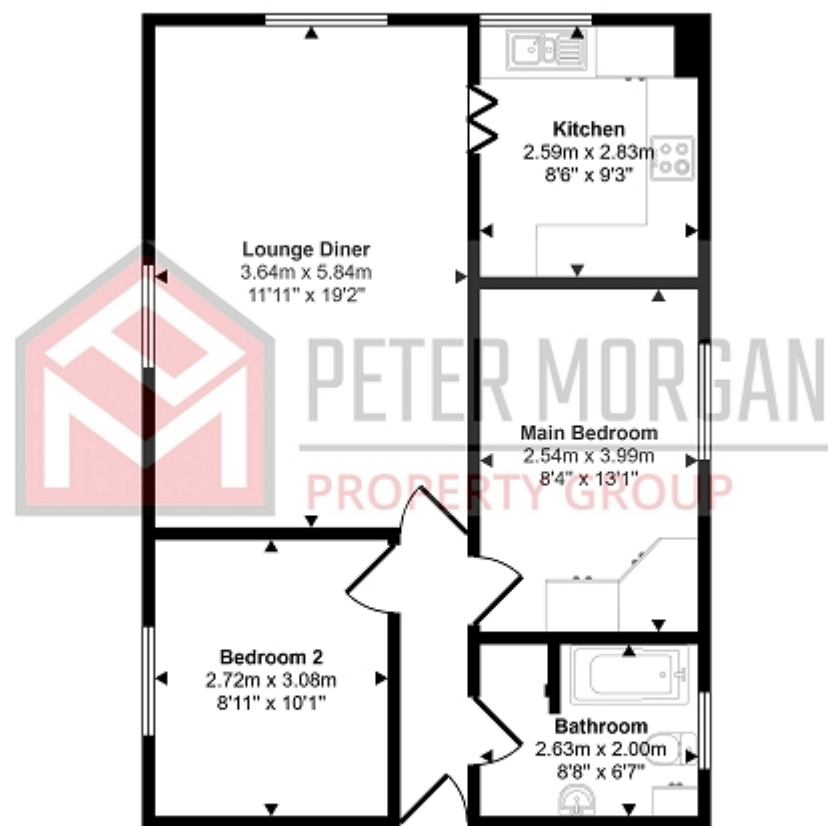
Leasehold







Approx Gross Internal Area
58 sq m / 627 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.

First floor apartment The Granary, Coity, Bridgend, Bridgend County, CF35 6DB

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	68	
(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.

<div>Neath</div> <div>Hub</div> <div>npt@petermorgan.net lettings@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Financial Services</div> <div>team@pmfinancial.net</div> <div>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</div>	<div>Bridgend</div> <div>Sales Hub</div> <div>bcb@petermorgan.net</div> <div>16 Dunraven Place, Mid Glamorgan CF31 1JD</div>	<div>Talbot Green</div> <div>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</div>
---	--	--	--	--	---

PETER MORGAN

PROPERTY. PROPERLY



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.

Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bcb@petermorgan.net

VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

