

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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34 Pyle Inn Way, Pyle, Bridgend, Bridgend County. CF33 6LP

£160,000



PETER MORGAN

Main Features

- Three bedroom semi detached home with potential
- Two reception rooms
- Southerly facing rear garden over school playing fields
- First floor shower room
- Part modernisation required
- Situated in a highly convenient location for shops, supermarket, bus and rail public transport links, leisure centre and amenities
- Approx 1 mile from the M4 at Junction 37, 5.5 miles from the beach at Rest Bay
- 3.5 miles to Margam Country Park and 2.3 miles to Kenfig pool and nature reserve
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:C

General Information

THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOME WITH POTENTIAL, BOASTING SOUTHERLY FACING REAR GARDEN, OVERLOOKING SCHOOL PLAYING FIELDS, uPVC DOUBLE GLAZING, COMBI GAS CENTRAL HEATING AND OFFERED WITH VACANT POSSESSION.

Situated in a highly convenient location for local school (literally over the garden fence) shops, supermarket, bus and rail public transport links, leisure centre and amenities. Approx 1 mile from the M4 at Junction 37, 5.5 miles from the beach at Rest Bay, 3.5 miles to Margam country Park and 2.3 miles to Kenfig pool and Nature Reserve.

This traditional home has accommodation comprising ground floor hallway, lounge, dining room and kitchen. First floor landing, three bedrooms and shower room. Gardens to front and rear.

The property requires part modernisation and offers potential to first time buyers and home movers. Benefiting from combi gas central heating and uPVC double glazing. Re-rendered exterior walls and uPVC rainwater goods. Offered for sale with vacant possession.

GROUND FLOOR

Hallway

uPVC double glazed front door. Radiator. Carpeted staircase with handrail to 1st floor. Smoke alarm. Boxed in electric meter and consumer unit. Telephone point. Wall mounted gas central heating thermostat.

Lounge

Double aspect with uPVC double glazed windows to front and rear. Radiator. Living flame coal effect gas fire with marble hearth and back plate. Wood surround. Picture rails. TV and telephone connections. Coving.

Dining Room

Double aspect with uPVC double glazed windows to side and rear. Understairs store cupboard. Fitted carpet. Radiator. Square archway to..

Kitchen

uPVC double glazed window to front. Stainless steel sink and base unit. Electric cooker point. Wall mounted combi gas central heating boiler with wireless thermostat and timer controls. Electric and gas smart meter.

FIRST FLOOR

Landing

uPVC double glazed window with open aspect of school playing fields to rear. Fitted linen cupboard with slatted shelves. Fitted carpet. Loft access. Smoke alarm.

Bathroom

uPVC double glazed window to rear. Low level WC, wall mounted hand wash basin and shower enclosure with electric shower. PVC clad walls. Extractor fan. Radiator.

Bedroom 1

uPVC double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 2

uPVC double glazed window to front. Built-in wardrobe. Radiator.

Bedroom 3

uPVC double glazed window to side. Radiator. Built-in wardrobe.

EXTERIOR

Front Garden

Laid to lawn. Block and brick boundary walls. Galvanised steel gate and handrails. Concrete pathway to front door. Galvanised steel gate leading to..

Side Garden

Planting beds. Concrete pathway to..

Rear Garden

Southerly facing rear garden backing onto school playing fields. Laid with turf. A variety of shrubs and trees. Outbuilding containing two storage areas and external WC.

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

B

Current heating type

Combi

Tenure

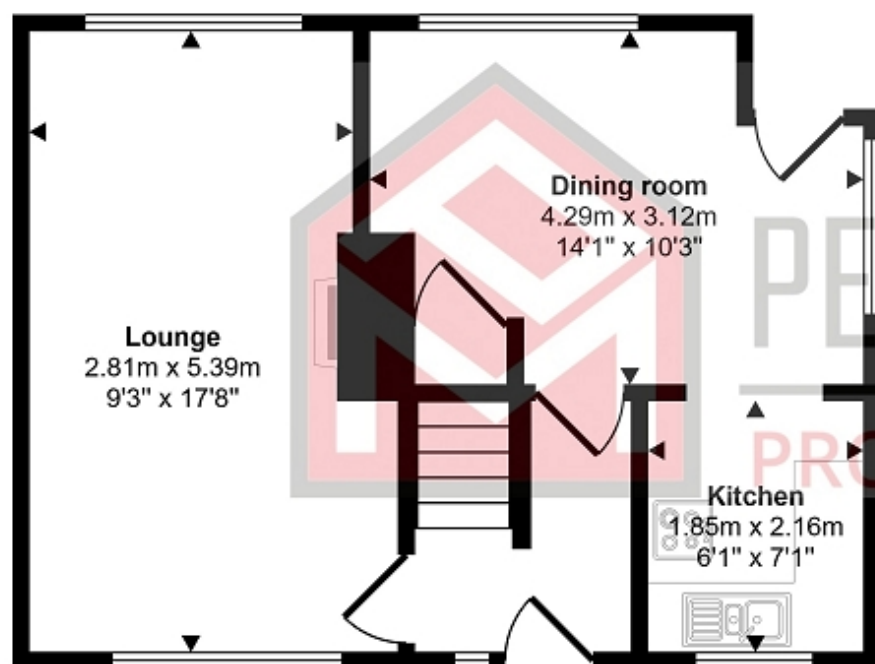
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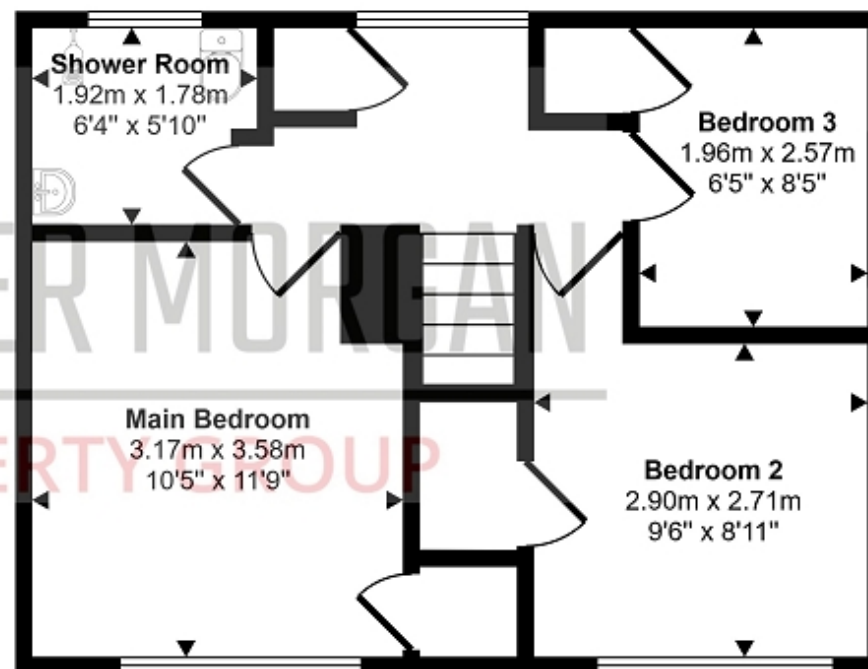




Approx Gross Internal Area
78 sq m / 836 sq ft



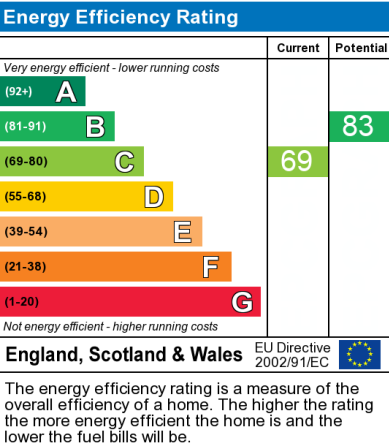
Ground Floor
Approx 38 sq m / 411 sq ft



First Floor
Approx 39 sq m / 425 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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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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