

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



4 Pont Newydd, Pencoed, Bridgend, Bridgend County. CF35 5PQ



**Offers Over £225,000**



## Main Features

- Desirable Location
- Family Home
- Three Bedrooms
- Freehold
- EPC - C
- Council Tax Band - C
- Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating
- Ned A Mortgage? We Can Help!

## General Information

Located in a sought after location within a quiet Cul-De-Sac in Pencoed, this family home comprises of two reception rooms, kitchen and WC to the ground floor, three bedrooms and family bathroom to the first floor, also benefitting from an off road parking to the front, an enclosed rear garden and also having a combi boiler which is still under manufacturers warranty.

Situated close to many local amenities such as Pencoed Comprehensive School, Croesty Primary School, Pencoed Rugby and Football Club, Halo Pencoed Swimming Pool, Pencoed Train Station and a variety of local shops and restaurants, also having easy access to the M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Wooden flooring and radiator.

Doors to;

### Lounge

uPVC double glazed window to the front aspect, wooden flooring, feature fireplace with electric fire and radiators.

uPVC patio doors to access the rear garden.

### Kitchen

Appointed with a range of matching wall and base units with work tops over an inset sink with mixer tap. uPVC double glazed window to the front aspect, integrated oven, gas hob, plumbing in place for washing machine, integrated dishwasher and radiator.

### Dining Room

uPVC double glazed window to front aspect, wooden flooring, radiator and access to under stairs storage.

Door to;

### W.C.

Comprising of a low level WC and corner vanity wash hand basin with mixer tap. Fully tiled and heated chrome towel rail.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

Doors to;

### Bathroom

Comprising of a low level WC, vanity wash hand basin with mixer tap and panelled bath with shower over. Frosted uPVC double glazed window, marble effect flooring, tiled walls and heated chrome towel rail.

### **Bedroom One**

uPVC double glazed window to the rear aspect, radiator and wood effect laminate flooring.

### **Bedroom Two**

uPVC double glazed window to the front aspect, wood effect laminate flooring and radiator.

### **Bedroom Three**

uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator.

## **EXTERNALLY**

### **Gardens**

A front garden laid to lawn with side access to the rear garden and a driveway offering off road parking.

An enclosed rear garden laid to lawn with matured shrubs.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Please Note:**

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 (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold










## 4 Pont Newydd, Pencoed, Bridgend, Bridgend County. CF35 5PQ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

