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**BEST IN POSTCODE**  
WINNER 2025

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PETER MORGAN

**19 The Retreat, Bridgend, Bridgend County. CF31 3NU**

**£550,000**



### Main Features

- Rare opportunity to purchase this 6 bedroom detached home
- Architect designed with major potential
- Occupying a corner plot
- Convenient for Brynteg Comprehensive and Oldcastle Junior schools
- 3- 4 reception rooms
- The M4 is within approximately 3 miles at Junction 36 and the A48 which is within 1/4 mile
- Double glazing and gas central heating
- Council Tax Band: G EPC: D

### General Information

RARE OPPORTUNITY TO PURCHASE THIS SIX BEDROOM DETACHED, CIRCA 1960 BUILT, ARCHITECT DESIGNED INDIVIDUAL HOME WITH MAJOR POTENTIAL, OCCUPYING A CORNER PLOT. SITUATED IN A PRIME LOCATION ON THE SOUTH SIDE OF BRIDGEND.

The location is highly attractive and is convenient for Brynteg Comprehensive and Oldcastle Junior schools, Newbridge Playing Fields and town centre. The M4 is within approximately 3 miles at Junction 36 and the A48 which is within 1/4 mile. The Heritage coastline and sand dunes are within 5 miles. Ideal location for commuters as Cardiff city centre is within 22 miles. Swansea is within 23 miles. Cardiff international airport is within 16.5 miles. Intercity rail and bus station are within 1 mile at Bridgend Town Centre.

The property requires modernisation however offers huge potential. The property has accommodation comprising ground floor hallway, cloakroom, double aspect lounge, sitting/dining room, conservatory, kitchen/ breakfast room, pantry, ground floor double bedroom with ensuite. First floor gallery landing, family bathroom, separate w.c and five bedrooms. The property has gas central heating and double glazing. Offered for sale with no ongoing chain & vacant possession.

### GROUND FLOOR

#### Main Hallway

Main entrance door. Half turn carpeted and wrought iron spindled staircase to 1st floor. 2 radiators. Marble tiled floor. Understairs store cupboard. Cloaks cupboard.

#### Cloakroom

Window to front. 2 piece suite in white comprising close coupled w.c and wall mounted hand wash basin. Tiled walls. Tiled floor.

#### Kitchen/Breakfast Room

Triple aspect room with uPVC double glazed windows to front and side. uPVC double glazed patio doors to rear. Fitted wall mounted and base units. Two stainless steel sink units with mixer taps. Integral oven, grill, hob and extractor hood. Plumbed for washing machine and dishwasher. Tiled floor. Loft access. Electric strip lighting. 2 radiators.

#### Pantry

uPVC double glazed window to side. A range of wall mounted and base units. Condensing gas central heating boiler and hot water tank housed in cupboard. Tiled floor. Telephone point. Wall mounted gas central heating timer controls.

#### Main Lounge

Double aspect room having full length white coated aluminium double glazed bay window and separate patio doors to side and rear gardens. 3 leaded and stained glass feature picture windows to front. Living flame gas fire set in marble fireplace. Built-in cabinets and shelving to alcove. Wall and ceiling lights. Marble tiled floor partly covered with carpet. Radiator. Telephone point.

### **Dining Room / Sitting Room**

White coated aluminium double glazed patio doors to garden. uPVC double glazed French doors to conservatory. Radiator. Original Herringbone wood block flooring. Wall and ceiling lights. TV connection. Tiled fireplace with built-in storage cabinets to alcove. Original cornice ceiling. Two radiators. Wall mounted gas central heating thermostat.

### **Victorian Style Conservatory**

uPVC double glazed windows and French doors to rear garden. Polycarbonate roof. Ceiling light. Radiator. Tiled floor.

### **Bedroom 6 / Study**

uPVC double glazed window to rear. Radiator. Telephone point. Built in wardrobes. Carpet. Door to..

### **En-suite shower room**

uPVC double glazed window to front. Fitted three-piece suite in white comprising w.c with enclosed cistern, wash hand basin with monobloc tap set in vanity unit, double shower cubicle with electric shower. Part tiled walls. Tiled floor. Radiator. Loft entrance.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed leaded stained glass window to front. Original balustrade with wrought iron spindles. Wall and ceiling lights. Loft ladder to spacious loft space with potential.

### **Family Bathroom**

uPVC double glazed window to side. Three piece suite comprising hand wash basin with monobloc tap set in vanity unit, panelled bath with mixer tap and hair wash spray, shower cubicle with electric shower and seat. Heated towel rail. Tiled walls. Tiled floor. Extractor fan. Coved ceiling.

### **Separate W.C**

uPVC double glazed window to front. Close coupled w.c and wash hand basin with mixer tap. Part tiled walls. Carpet. Coving.

### **Bedroom 1**

Double aspect having uPVC double glazed full length windows overlooking gardens to side and 2 uPVC double glazed windows to rear. Fitted wardrobes. Hand wash basin with mixer tap. Wall and ceiling lights. 2 radiators.

### **Bedroom 2**

2 uPVC double glazed windows to rear. Fitted wardrobe. Wall and ceiling lights. Radiator. Carpet.

### **Bedroom 3**

Double aspect room with uPVC double glazed windows to side and rear. Fitted wardrobes. Wall and ceiling light. Radiator. Carpet.

### **Bedroom 4**

2 uPVC double glazed windows to front. Fitted wardrobes. Radiator. Carpet.

### **Bedroom 5**

uPVC double glazed window to side. Radiator. Carpet.

## EXTERIOR

The property occupies a large corner plot of approximately 1/3 of an acre having mature lawned gardens to front, side and rear. There are two driveways with parking for numerous vehicles. A variety of mature shrubs and trees. Rockery and paved patio areas.

## 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](mailto: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** G

**Current heating type** Gas

**Tenure** Freehold





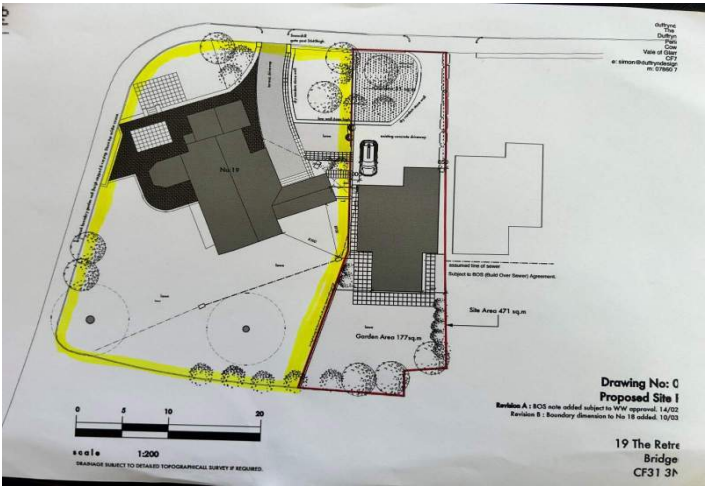




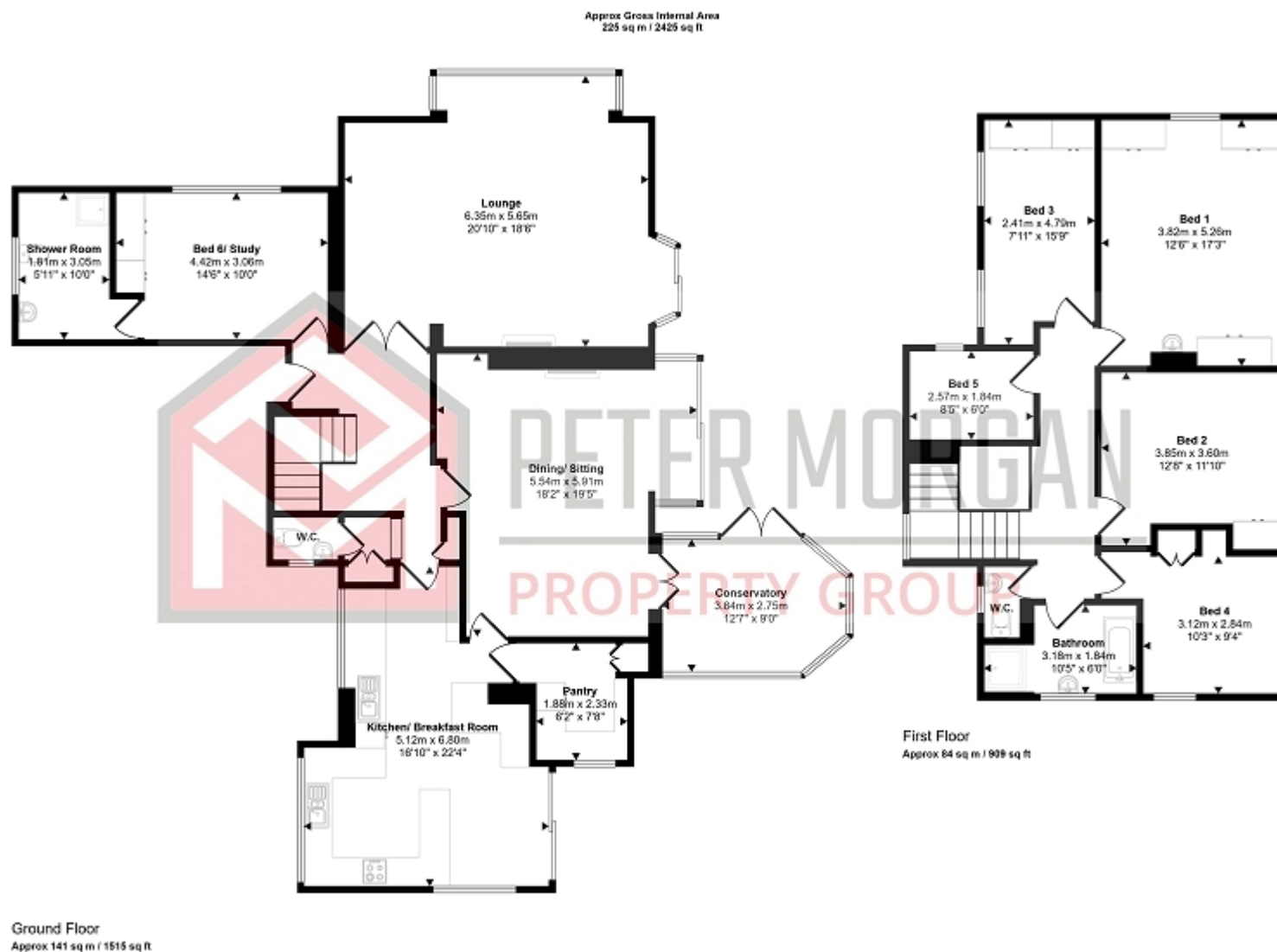












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the 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		
(69-80) C		76
(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.

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## Bridgend County Branch

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