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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

53 Trem-y-mor, Brackla, Bridgend, Bridgend County. CF31 2HA

£220,000

Main Features

- Semi detached house on a larger than average corner plot
- 3 bedrooms
- Open plan lounge/ dining room
- Family shower room and ground floor cloakroom
- Integral garage
- Situated approximately 1.9 miles to Bridgend Town Centre and train station
- Approximately 2.1 miles from Princess of Wales Hospital
- Only 2.3 miles from the M4 at Junction 36
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: D

General Information

3 BEDROOM SEMI DETACHED HOME SITUATED ON A LARGER THAN AVERAGE CORNER PLOT WITH OPEN PLAN LOUNGE/ DINING ROOM, CONSERVATORY, INTEGRAL GARAGE, OFF ROAD PARKING AND MORE!!

Situated approximately 1.9 miles to Bridgend Town Centre and train station. Approximately 2.1 miles from Princess of Wales Hospital. Only 2.3 miles from the M4 at Junction 36.

This home has accommodation comprising ground floor entrance hall, w.c, open plan lounge/dining room, kitchen, conservatory and integral garage. First floor landing, three bedrooms and family shower room. This home benefits from being on a larger than average corner plot.

GROUND FLOOR

Hallway

uPVC double glazed door. Wood effect flooring. Radiator.

Cloakroom

uPVC double glazed window to front. Fitted carpet. W.C. Wash hand basin. Radiator.

Lounge/Dining Room

uPVC double glazed window. Fitted carpet. Radiator. Space for dining room table and chairs. Access to conservatory.

Kitchen

uPVC double glazed sliding patio doors to rear garden. A range of wall mounted and base units and contrasting worktops. Stainless steel sink unit with drainer and central mixer tap. Plumbing for washing machine and dishwasher. Space for electric oven. Tiled floor.

Conservatory

uPVC double glazed windows. uPVC double glazed door to rear garden. Fitted carpet.

FIRST FLOOR

Landing

Fitted carpet. Access to storage. Attic entrance.

Family Shower Room

uPVC double glazed window to front. 3 piece suite comprising corner shower cubicle with electric shower and glass sliding doors, WC and wash hand basin set in vanity base unit with storage cupboard. Wood effect flooring. Radiator. Wall mounted heated towel rail.

Bedroom 1

uPVC double glazed window to rear. Fitted carpet. Radiator. Fitted wardrobes with sliding doors.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Fitted carpet. Radiator. Integrated storage cupboard.

EXTERIOR

Front Garden

Larger than average corner plot, laid to lawn. Driveway parking giving access to garage. Side access to rear garden.

Rear Garden

Enclosed rear garden with patio leading to area of lawn. A range of mature shrubs and trees. Shed. Side access to front.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

C

Current heating type

Gas

Tenure

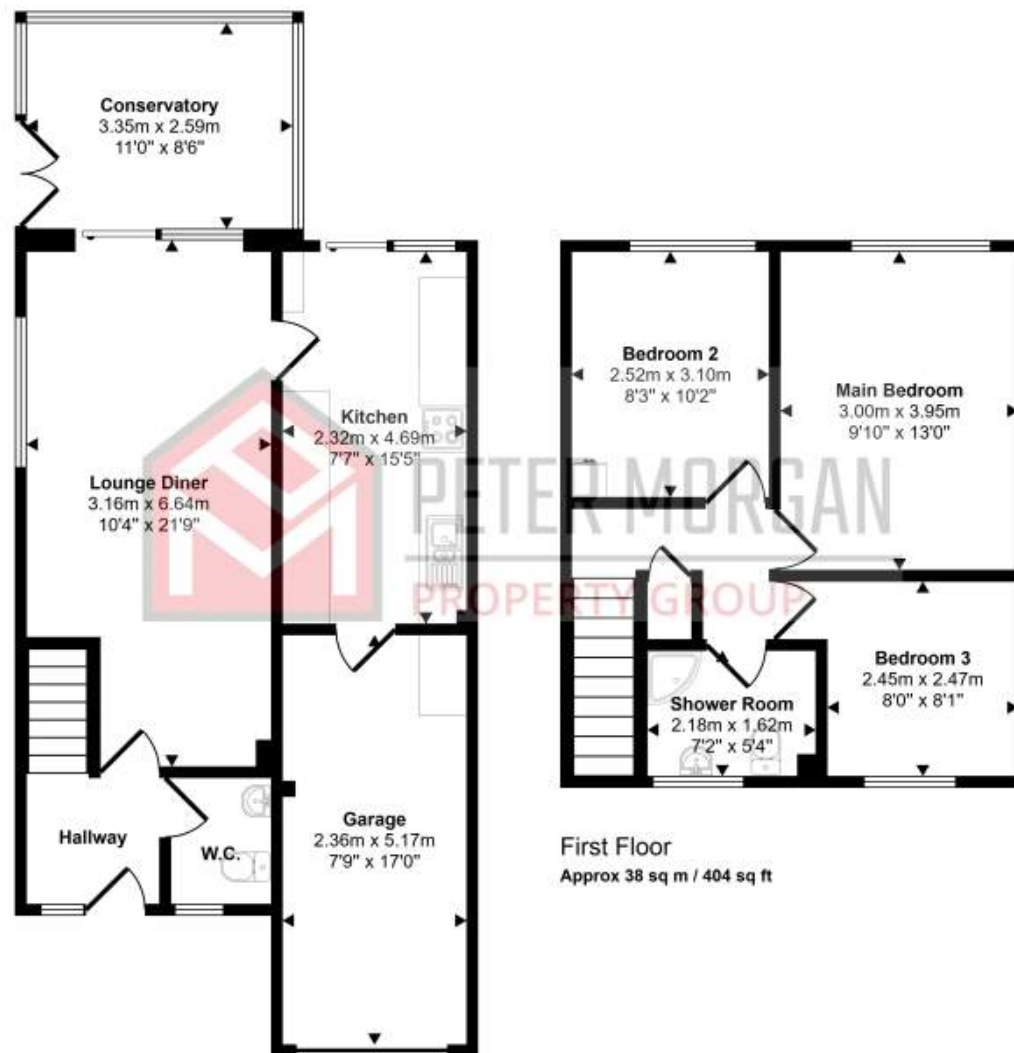
Freehold








Approx Gross Internal Area
98 sq m / 1050 sq ft



Ground Floor
Approx 60 sq m / 645 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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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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|--|---|--|---|---|---|
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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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