

**ESTAS**  
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**BEST IN POSTCODE**  
**WINNER 2025**

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PETER MORGAN

**13 Byron Avenue, Cefn Glas, Bridgend, Bridgend County. CF31 4QD**

**Offers Over £200,000**



### **Main Features**

- 2 double bedroom semi detached home
- Fully renovated and modernised
- Open plan kitchen/ dining room providing indoor / outdoor living
- Landscaped gardens
- Garage and driveway
- Situated in a highly convenient for local schools, shops and bus links
- Approximately 1.5 miles to Bridgend Town Centre, 3.7 miles from the M4 at Junction 36
- Approximately 6.5 miles from the Heritage coastline at Ogmere By Sea
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:D

### **General Information**

FULLY RENOVATED AND MODERNISED 2 DOUBLE BEDROOM, SEMI DETACHED WITH OPEN PLAN FITTED KITCHEN / DINING ROOM WITH INDOOR / OUTDOOR LIVING OPTION, WOODLAND ASPECT FROM FRONT, WOOD BURNING STOVE, LANDSCAPED GARDENS, DRIVEWAY, GARAGE & MORE!

Situated overlooking woodland and convenient for local green space. Situated in a highly convenient located for local schools, shops and bus links. Approximately 1.5 miles to Bridgend Town Centre, 3.7 miles from the M4 at Junction 36 and 6.5 miles from the Heritage coastline at Ogmere By Sea.

This home has undergone major improvement works over recent years, some of the improvements include heating, wiring, totally re plastered, remodelled kitchen, bathroom, external walls re rendered, flooring and wood burner.

This home also benefits from uPVC double glazing, Combi gas central heating and fitted blinds.

### **GROUND FLOOR**

### **Hallway**

uPVC double glazed main entrance door. Understairs store cupboard. Tiled floor. Plastered walls and ceiling. Wall mounted electrical consumer unit (installed 28/10/2017). Mains powered smoke alarm. White colonial style panelled doors to lounge and..

### **Lounge**

Large uPVC double glazed window to front overlooking garden and woodland. Fitted wood burning stove set in recessed fireplace with flag stone hearth and split stone sides with wood mantel. Papered alcoves. Plastered walls and ceiling.

Radiator. TV and telephone connection points. Wall mounted gas central heating thermostat. Folding door providing access to carpeted quarter turn staircase to 1st floor.

### **Open Plan Kitchen/ Dining Room**

Open plan, modern style kitchen / dining room providing indoor / outdoor living via uPVC double glazed French doors with perfect fit and vertical blinds to undercover patio area. uPVC double glazed window to rear. Modern fitted kitchen finished with grey wood grain doors and brushed steel handles. Illuminated wood effect worktops and brick style tiled splashback. Porcelain sink unit with mixer tap. Integral fridge freezer and microwave Double oven, grill and gas hob with lid to remain. Chimney style extractor hood. Wall mounted Combi gas central heating boiler housed in matching unit. TV point. Tiled floor. Radiator. Plastered walls and ceiling. Inset ceiling spotlights and pendulum light.

### **FIRST FLOOR**

## Landing

uPVC double glazed window to side. Fitted roller blind. Fitted grey carpet. Plastered walls and ceiling. Attic entrance. White colonial style panelled doors to 2 bedrooms and..

## Family Bathroom

Modern fitted three-piece bathroom suite in white comprising close coupled WC with push button flush, hand wash basin with mixer tap set in vanity unit, panelled bath with mixer tap, hair wash spray and overhead rain storm shower with glass screen. Tiled walls and floor. Heated towel rail. Plastered ceiling with inset spotlights. uPVC double glazed window with roller blind to side.

## Bedroom 1

Double bedroom with large uPVC double glazed window overlooking woodland to front. Radiator. Fitted grey carpet. Plastered walls and ceiling. Built in linen cupboard. TV point.

## Bedroom 2

Double bedroom with uPVC double glazed window to rear. Vertical blinds. Radiator. Fitted grey carpet. Plastered walls and ceiling. Television point.

## EXTERIOR

### Front Garden

Landscaped to tiers with decorative stone and planting area. Driveway parking. Double gates. Wood shed / wood store.

## Garage

Block built. Metal sheet roof. Up and over door. uPVC double glazed door to garden. Electric light, power points and consumer unit.

## Rear Garden

Tiered rear garden. Landscaped to provide a low maintenance lifestyle garden to include, undercover patio area, accessible from kitchen / dining room with paved patio & double power point. Glazed panel and door to elevated level which is laid with artificial grass. Paved patio and wood decking. Wood fencing. Metal garden shed. Double power points.

## 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 [sales@petermorgan.net](mailto:sales@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

B

## Current heating type

Combi

## Tenure

Freehold







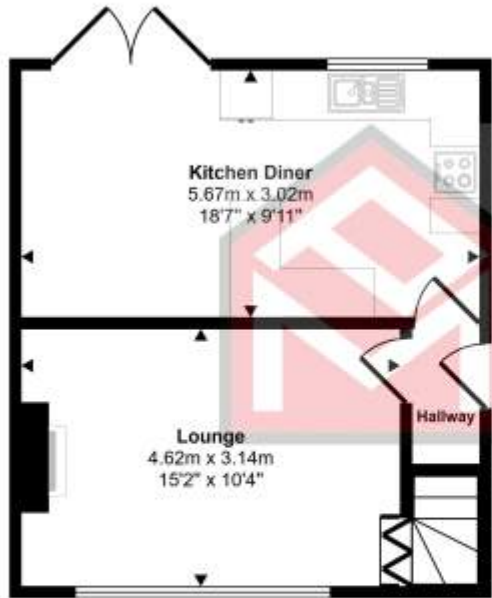








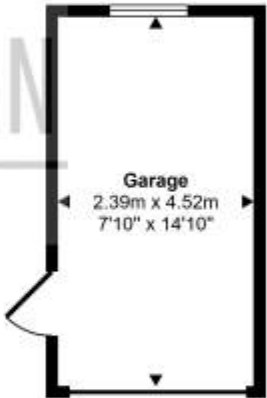
Approx Gross Internal Area  
81 sq m / 876 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 35 sq m / 375 sq ft

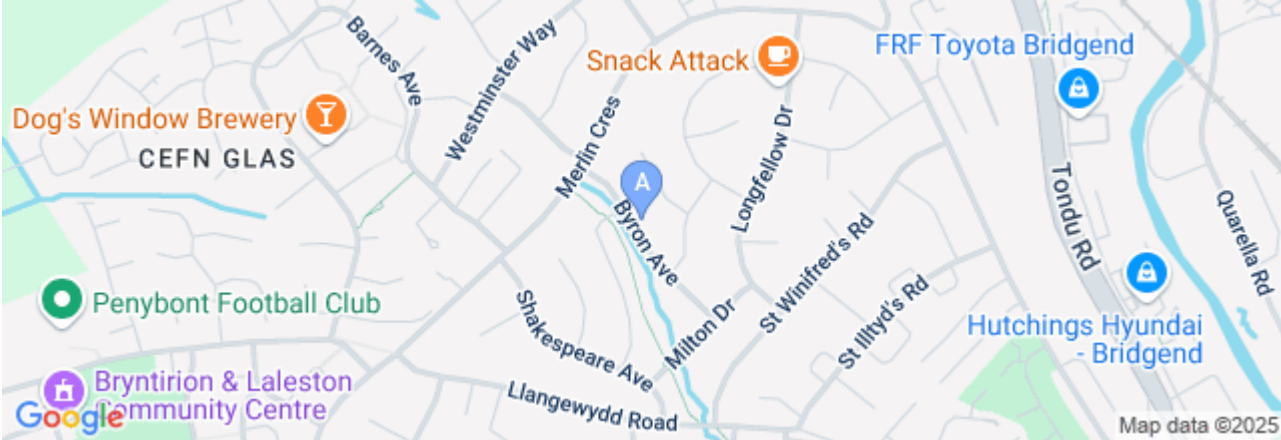
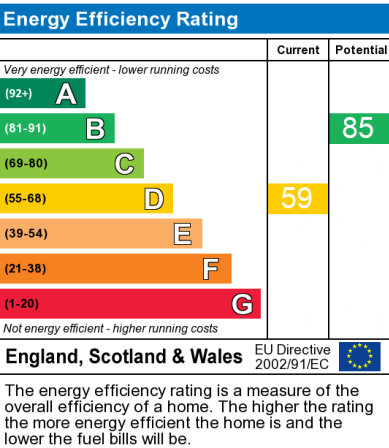


Garage  
Approx 11 sq m / 116 sq ft

Denotes head height below 1.5m

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.

13 Byron Avenue, Cefn Glas, Bridgend, Bridgend County. CF31 4QD



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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