

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

23 Oddfellows Street, Bridgend, Bridgend County. CF31 1TA

Offers In Region Of **£157,500**

Main Features

- Fully renovated
- 3 bedroom mid terrace property
- Lounge/ dining room
- First floor bathroom
- The M4 is accessible at Junction 36 and is within approximately 2 miles
- The Princess Of Wales Hospital is within 1 mile approximately
- The Heritage coastline is within approximately 5 miles at Ogmores By Sea
- Conveniently located for Bridgend Town centre and Penybont Primary school
- Combi gas central heating and uPVC double glazed
- Council Tax Band: C. EPC: D

General Information

FULLY RENOVATED 3 BEDROOM MID TERRACED HOME WITH EASY ACCESS TO BRIDGEND TOWN CENTRE.

Situated in a highly convenient location for Bridgend Town centre, railway station, bus station and local amenities. The Princess Of Wales Hospital is within 1 mile approximately. The M4 is accessible at Junction 36 and is within approximately 2 miles. The Heritage Coastline is within approximately 5 miles at Ogmores By Sea.

This home has accommodation comprising ground floor hallway, lounge/ dining room, kitchen. First floor landing, bathroom and 3 bedrooms. Externally there is a courtyard rear garden. The property benefits from full renovation, uPVC double glazing and combi gas central heating. Visit our new and improved web site for more information.

GROUND FLOOR

Hallway

Entrance via uPVC front door. Plastered walls and ceiling. Tiled floor. Shoe and clothes storage. Radiator.

Lounge

2 uPVC double glazed windows to front and rear. Staircase leading to first floor. Plastered walls and ceiling. Feature oak veneer wall panelling. Understairs storage. Cupboard housing gas meter. Fitted carpet. Radiator.

Kitchen

uPVC window and door to rear. Plastered walls and ceiling. Partially tiled walls. Range of wall mounted and base kitchen units in Grey gloss. Marble effect laminate surfaces. Stainless Steel integrated electric oven, gas hob and fridge freezer. Stainless sink with mixer tap. Black wall mounted extractor fan. Cupboard housing combi gas central heating boiler. Grey stone effect floor tiling. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Stainless steel hand rail. Grey wooden balustrade and spindles. Fitted carpet.

Bathroom

uPVC window. Stone effect tiled walls. Plastered ceiling. Vanity style close coupled toilet. Vanity unit with inset wash hand basin. Fitted wall unit. Panelled bath with overhead shower and tinted shower screen. Shower run off. Black dual bath taps. Wood effect tile flooring. Radiator.

Bedroom 1

uPVC window to front. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 2

uPVC window to rear. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window to front. Plastered walls and ceiling. Fitted carpet. Radiator.

EXTERIOR

Rear Garden/ Yard

Small enclosed court yard with stone walls and artificial grass.

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

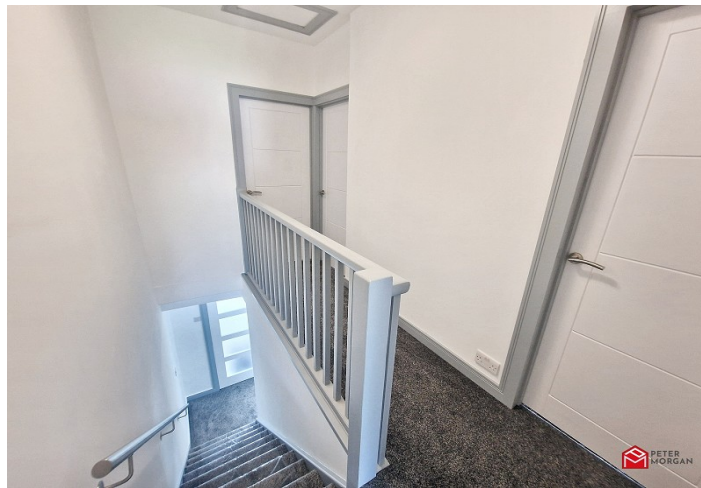
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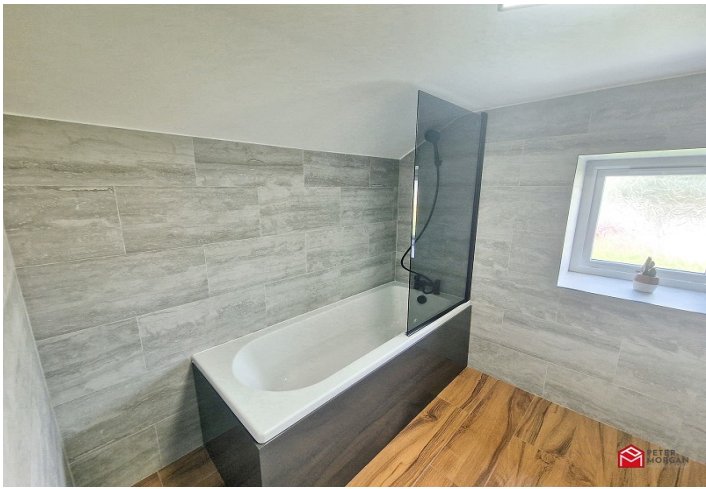
Current heating type

Combi

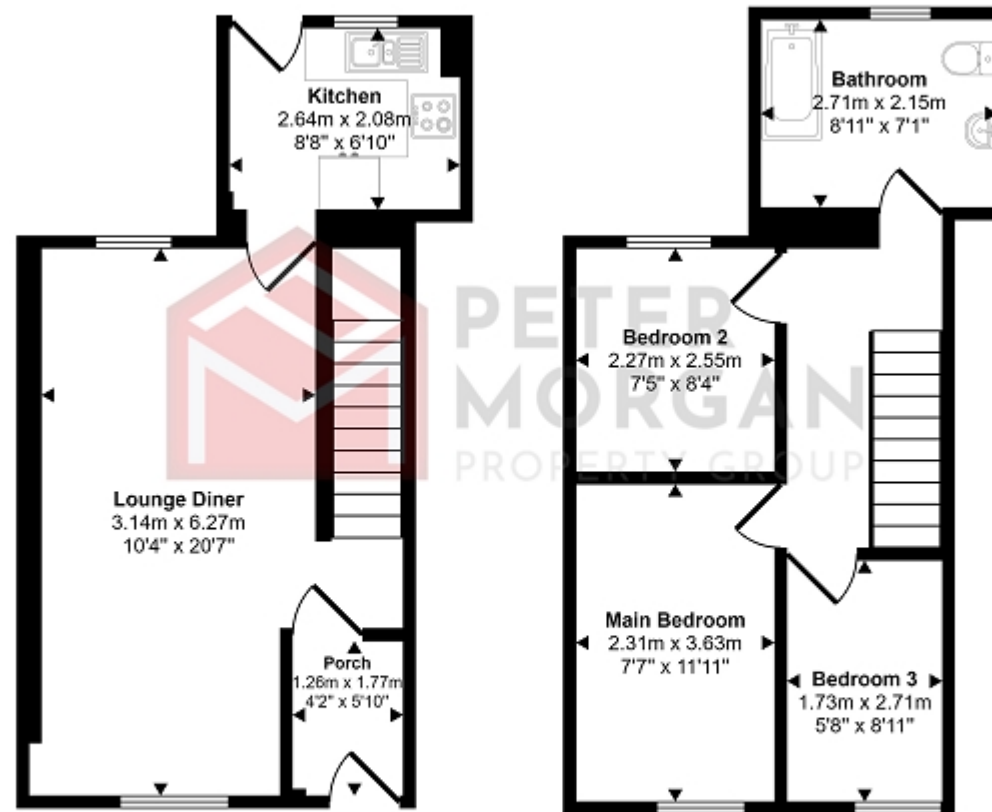
Tenure

Freehold





Approx Gross Internal Area
66 sq m / 715 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft

First Floor
Approx 33 sq m / 358 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

Bridgend County Branch

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