

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



28 South Street, Bridgend, Bridgend County. CF31 3ED

Offers In Excess Of £155,000



PETER MORGAN

Main Features

- Two double bedroom mid terraced cottage
- Driveway parking to front
- Enclosed rear garden
- First floor bathroom
- Brynteg and Oldcastle school catchment area
- Conveniently located within 1/2 mile of Bridgend town centre
- Approximately 21 miles to Cardiff city centre and 16 Miles to Cardiff International Airport
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax: B EPC: C

General Information

TWO BEDROOM MID TERRACED COTTAGE LOCATED NEAR THE CENTRE OF BRIDGEND TOWN CENTRE.

The property is situated within 5 miles of Junction 35 and approximately 3 miles to Junction 36, 1/2 mile from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmores By Sea, Brynteg Comprehensive school is within 0.6 miles, 21 miles to Cardiff City Centre and 16 miles from Cardiff International Airport.

This property briefly comprises entrance porch, reception room and kitchen to the ground floor, two double bedrooms and family bathroom to the first floor. Externally the property benefits from driveway parking and an enclosed rear garden. The property benefits from uPVC double glazing throughout and combi gas central heating.

GROUND FLOOR

Entrance Porch

Entrance via Upvc framed porch with frosted double glazed windows to front and side. uPVC door with frosted glass to front. Wood flooring. Wooden door leading to reception.

Lounge/Dining Room

uPVC window to front. Two wall mounted radiators. Fitted Carpet. Staircase leading to first floor. Understairs storage cupboard. Consumer unit boxed above wooden door from porch.

Kitchen

Range of wall mounted and base units. Integrated gas hob. Integrated electric oven. Space and plumbing for washing machine. Standalone work top with cupboard and space for under counter fridge and freezer. Tiled floor. Radiator. uPVC window to rear. uPVC door to rear garden.

FIRST FLOOR

Landing

Wooden balustrade and spindles. Carpeted stairs from ground floor. Fitted carpet. Hatch leading to loft access. Doors leading to

Bedroom 1

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

Bedroom 2

Fitted carpet. Radiator. uPVC window to rear.

Bathroom

Panelled bath with electric overhead shower. Folding shower screen. Close coupled WC. Wash hand basin. Tiled walls. Heated towel radiator. Laminate flooring. Airing cupboard housing combi boiler. Ceiling positioned Velux window.

EXTERIOR

Rear Garden

Enclosed rear garden accessible via kitchen with stone wall to rear.

Front Garden

Driveway with stone wall to garden. Shared footpath to front door. Laid to lawn. (Stone wall could be removed to add access or additional parking subject to enquires).

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

Not Specified

Current heating type

Combi

Tenure (To be confirmed)

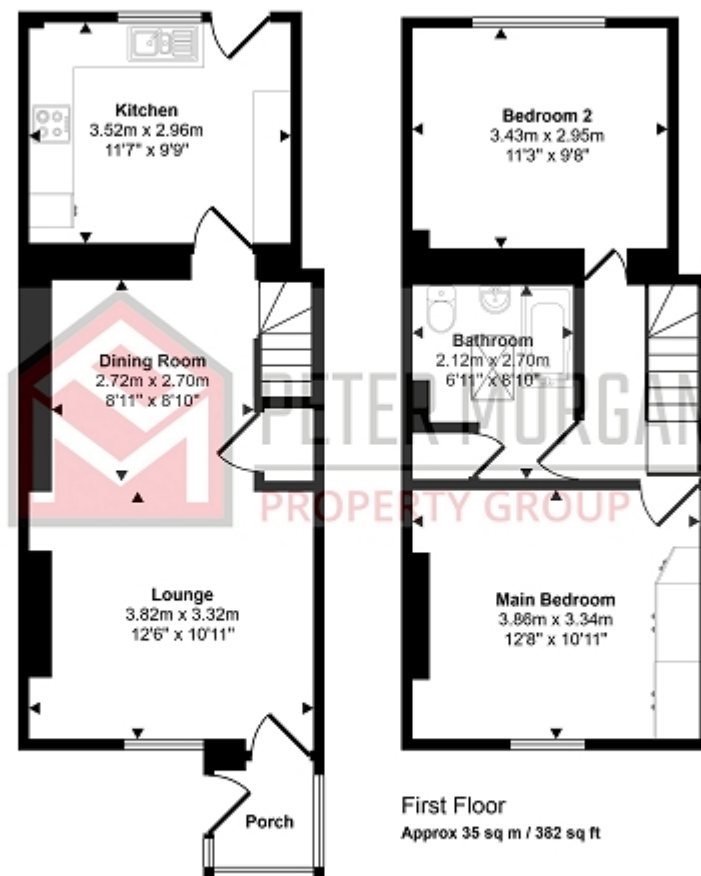
Freehold







Approx Gross Internal Area
73 sq m / 791 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 35 sq m / 382 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		88
(69-80) C	72	
(55-68) D		
(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.

<p>Neath Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Talbot Green Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Carmarthen Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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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.

Bridgend County Branch

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