

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



28 St. Brides Road, Aberkenfig, Bridgend, Bridgend County, CF32 9PY



PETER MORGAN

£170,000

Main Features

- Bay fronted mid terraced traditional home
- 3 bedrooms
- 3 reception rooms
- Ground and first floor shower rooms
- Original features
- Situated in a highly convenient location for local amenities, school, restaurants, shops and local pub
- Approximately 2.1 miles from the M4 and bus connection at Junction 36 Sarn, 0.8 miles from park and ride rail link also at Sarn
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: E
- Need a mortgage? We can help.

General Information

BAY FRONTED 3 BEDROOM / 2 SHOWER ROOM / 2 RECEPTION ROOM
TRADITIONAL MID TERRACED HOME WITH ORIGINAL FEATURES, REAR PARKING
WITH GARAGE POTENTIAL, TRADITIONAL FEATURES & VACANT POSSESSION.

Situated in a highly convenient location for local amenities, school, restaurants, shops and local pub. Approximately 2.1 miles from the M4 and bus connection at Junction 36 Sarn, 0.8 miles from park and ride rail link also at Sarn. 1.5 miles from the Parc Slip nature reserve and 2.8 miles from Bridgend Town Centre.

This home has accommodation on 2 levels comprising ground floor vestibule, hallway, 2 reception rooms, kitchen and ground floor shower rooms. First floor landing, shower room and 3 bedrooms. The property benefits from UPVC double glazing, Combi gas central heating and fitted blinds. Wardrobes to remain (if required). Offered for sale with vacant possession

GROUND FLOOR

Vestibule

uPVC double glazed front door. Original tiled floor. Dado rail. Wall mounted electrical consumer unit and meter. Original stained glass part glazed door to..

Hallway

Carpeted staircase to 1st floor. Feature archway. Radiator. Stone effect tiled floor. Plaster moulded decorative cherub. Original wood panelled doors to reception rooms.

Sitting Room

uPVC double glazed bay window with vertical blind to front. Original cast iron and slate fireplace with decorative tiled sides and hearth. Alcoves. Picture rails. Fitted carpet. Radiator. TV connection. Telephone point. Wall and ceiling lights.

Lounge/Dining Room

uPVC double glazed window with vertical blind to rear. Decorative cast-iron fireplace with marble hearth. Alcoves with fitted shelving, display cabinet and storage. Picture rails. Fitted carpet. Radiator. Sliding door to under stairs store cupboard.

Kitchen

uPVC double glazed door and window to rear garden. A variety of wall mounted and base units finished with wood effect doors. Stainless steel sink unit. Gas point. Tiled floor. Plumbed for washing machine. Wall mounted Combi gas central heating boiler. Tiled floor. Tiled splashback. Coved ceiling.

Shower Room

uPVC double glazed window to rear. Window to side. Close coupled WC with push button flush, hand wash basin set in vanity unit and tiled shower cubicle with electric shower and sliding glass screen. Tiled floor. Tiled splashback. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window with roller blind. Balustrade with spindles. Loft access with loft ladder leading to part boarded attic space. Fitted carpet. Telephone point.

Bedroom 1

uPVC double glazed window with vertical blind to front. Radiator. Original cast-iron feature fireplace. Alcoves. Fitted carpet. Coved ceiling. Radiator. Wardrobe with mirrored sliding doors to remain (if required).

Bedroom 2

uPVC double glazed window with vertical blind to rear. Radiator. Fitted carpet. Coved ceiling. Sliding panelled door to..

En-suite shower room

Three-piece suite in white comprising close coupled WC with enclosed cistern and push button flush, hand wash basin with monobloc tap set in vanity unit, shower cubicle with mixer shower. Heated towel rail. Cushion flooring. Extractor fan. Coved ceiling.

Bedroom 3

uPVC double glazed window with vertical blind to front. Fitted carpet. Radiator. Coved ceiling. Fitted wardrobe to remain.

EXTERIOR

Front Garden

Courtyard style front garden laid with block paving. Wrought iron railings and pedestrian gate access. Pathway and security courtesy light to front door. Borders with shrubs.

Rear Garden

Laid to 3 low rising tiers to include lawns and concrete patio. Storage building. Mature shrubs. Exterior light. Water tap. Hardstanding. Folding gated vehicle access to rear with off-road parking (potential for garage subject to planning permission being obtained).

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 (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

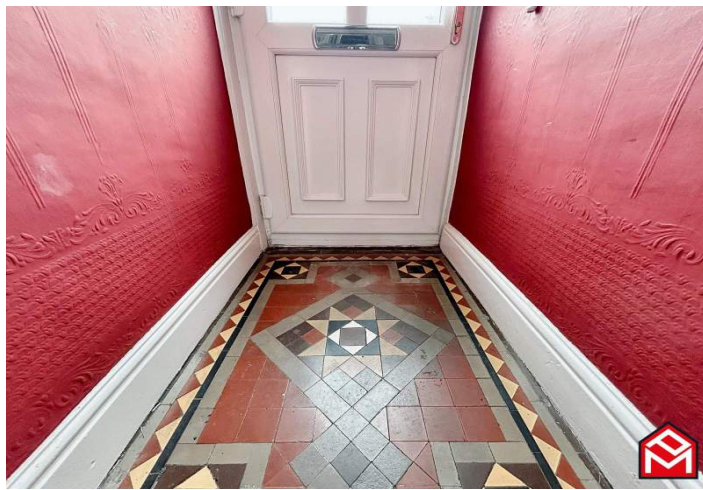
B

Current heating type

Combi

Tenure

Freehold

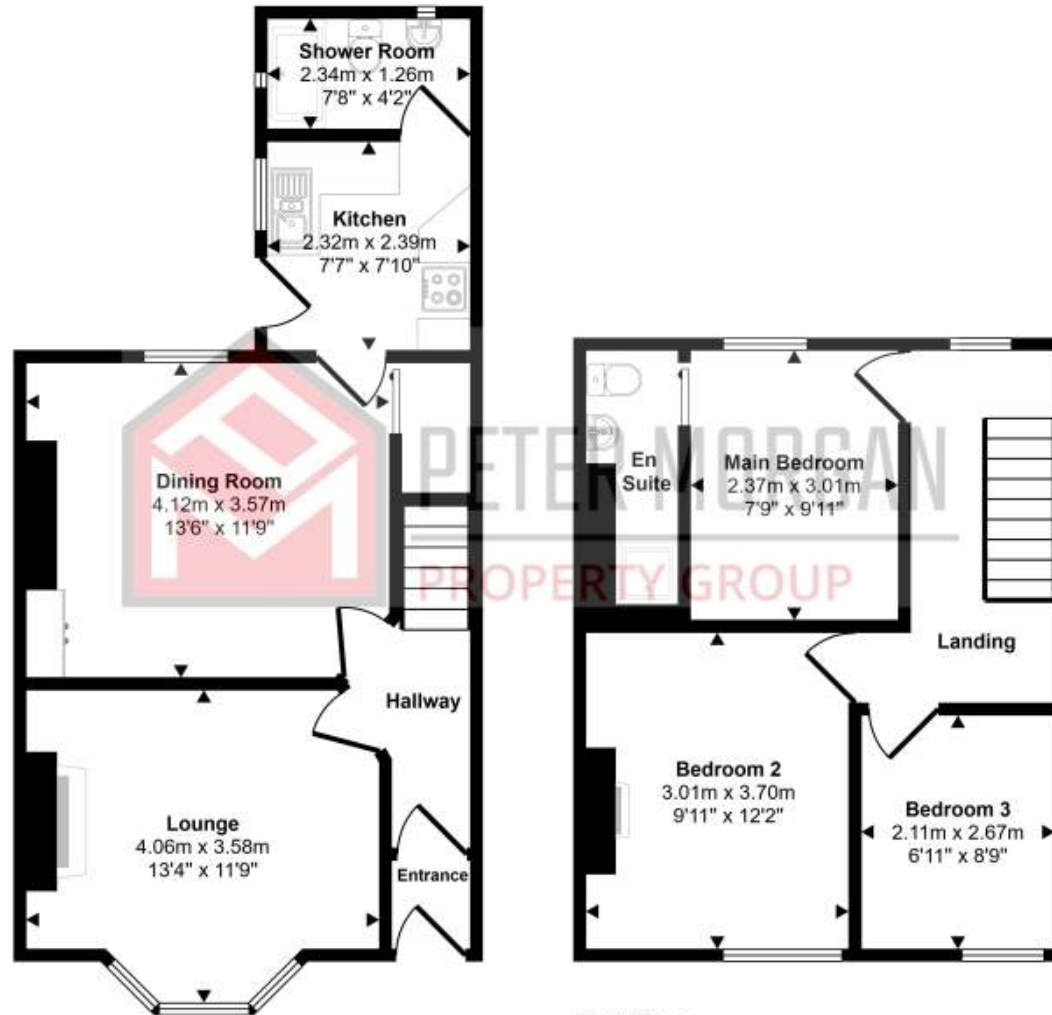








Approx Gross Internal Area
81 sq m / 869 sq ft




Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 36 sq m / 391 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		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	54	
(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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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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