

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



21 Castle View, Bridgend, Bridgend County. CF31 1HL



**£245,000**

## Main Features

- Semi detached traditional bungalow. Council Tax Band: D. EPC:D
- 3 double bedrooms / bed 2 used as sitting room
- 21ft lounge / dining room
- Modern kitchen & bathroom
- Popular cul de sac location
- Convenient for Town Centre, Hospital & bus link
- Gardens to front & rear
- Single garage & 3 car driveway
- Parquet wood block flooring
- Carpets & blinds to remain

## General Information

TRADITIONAL SEMI DETACHED BUNGALOW IN IMMACULATE CONDITION WITH 3 DOUBLE BEDROOMS.

Situated in a popular area of traditional bungalows, conveniently located for Bridgend Town Centre, Princess Of Wales Hospital, public transport and public house / restaurant. The M4 is within approximately 1.5 miles at Junction 36 Sarn services along with major retail and leisure outlets.

This home has accommodation comprising hallway, L shape lounge/dining room, kitchen, inner hallway, three double bedrooms and family bathroom. uPVC double glazing and gas central heating. Carpets & blinds to remain.

Externally, the property benefits from front and rear gardens. 3-4 car driveway and single garage .

## GROUND FLOOR

### Hallway

uPVC double glazed front door. Tiled floor. Coat rail. Plastered walls and ceiling. Coving. Access to kitchen and lounge/diner. Boxed in electric meter.

### Lounge/Dining Room

(20' 10" x 19' 2" x 11' 1") or (6.35m x 5.84m x 3.38m)

'L' shaped open plan room with 2 uPVC double glazed windows to front with fitted vertical blinds & open aspect. Restored original block parquet flooring. Two radiators. Gas fire with back boiler, marble hearth & wood surround. Plastered walls and ceiling. Papered feature wall. Coving. Telephone point. Wired for wall mounted T.V.

### Kitchen

(10' 10" x 8' 6") or (3.30m x 2.59m)

uPVC double glazed window and door to side with fitted vertical blind. Fitted kitchen finished with gloss white doors and granite effect work tops. Stainless steel sink unit with mixer tap, integral stainless steel oven, grill, hob and extractor hood. Tiled floor and fully tiled walls. Myson Kickspace 500 heater. Plumbed for washing machine. Space for fridge freezer. Plastered ceiling.

### Inner Hallway

Connecting all rooms. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Wall mounted gas central heating thermostat. Attic entrance to loft area with electric light and potential for conversion (subject to planning permission).

### Bathroom

(7' 2" x 6' 3") or (2.18m x 1.91m)

Frosted uPVC double glazed window to side with fitted vertical blind. Three piece bathroom suite in white comprising low level WC, pedestal hand wash basin and panelled bath with Mira mixer power shower and folding glass screen. 6' 6" chrome heated towel rail. Fully tiled walls and floor. Plastered ceiling.

### Bedroom 1

(12' 0" x 11' 1") or (3.66m x 3.38m)

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Telephone point. Papered feature wall.

### **Bedroom 2 / Sitting Room**

(13' 0" x 10' 0") or (3.96m x 3.05m)

uPVC double glazed patio doors to rear garden. Radiator. Fitted carpet. TV connection. Plastered & papered walls. Plastered ceiling. Coving.

### **Bedroom 3**

(9' 9" x 9' 0") or (2.97m x 2.74m)

uPVC double glazed window to side with vertical blind. Radiator. Fitted carpet. Plastered walls and ceiling. Coving.

## **EXTERIOR**

### **Front Garden**

Landscaped front garden, laid to lawn with mature borders. Driveway to side for 3 cars. Water tap. Courtesy light.

### **Single Garage**

Up and over door. Pedestrian door to rear garden. Electric light & power points.

### **Rear Garden**

Laid to lawn & paved patio. Security flood light. Garden shed. Gate access to rear.

### **Mortgage Advice**

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** D

**Current heating type** Gas


**Tenure** Freehold







21 Castle View  
Total Area: 86.9 m<sup>2</sup> ... 936 ft<sup>2</sup> (Excluding Garage)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 ?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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