

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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10 Llangeinor Terrace, Lewistown, Bridgend, Bridgend County. CF32 7LS



Offers In Region Of £119,950

Main Features

- 3 bedroom mid terraced home. Council Tax Band A. EPC:D
- Convenient semi rural location
- Far reaching views from first floor
- Open plan living area
- Modern kitchen with marble worktops
- Fitted 4 piece first floor bathroom
- Situated within approximately 5 miles of the M4 at Junction 36
- One tier garden at rear with rear access
- Combi gas central heating and uPVC double glazing
- Vacant possession

General Information

3 BEDROOM MID TERRACED HOME IN A CONVENIENT SEMI RURAL LOCATION WITH FAR REACHING VIEWS FROM FIRST FLOOR BEDROOMS, OPEN PLAN LIVING AREA, MODERN KITCHEN WITH MARBLE WORKTOPS, FITTED 4 PIECE FIRST FLOOR BATHROOM AND VACANT POSSESSION!

Situated within approximately 5 miles of the M4 at Junction 36. 1.5 miles from Ogmor Vale. Convenient for local shop / post office and cycle track. Village amenities at Blackmill are within approximately 1 mile. On an elevated position on the outer edge of the village with hillside to the rear.

This home has accommodation comprising hallway, open plan lounge/ dining room, fitted kitchen/ breakfast room, first floor landing, bath and shower room and 3 bedrooms. Externally there is one tier garden at rear with rear access.

The property benefits from combi gas central heating, uPVC double glazing and is offered for sale with vacant possession.

GROUND FLOOR

Hallway

Composite double glazed front door. Radiator. Wall mounted electric meter & consumer unit. Laminate flooring. Part glazed door to

Lounge/Dining Room

(21' 0" x 15' 3" x 11' 8") or (6.40m x 4.66m x 3.56m)

Open plan living area with uPVC double glazed windows with vertical blinds to front. Rear dividing archway. Decorative fire (not working) with marble hearth and stone feature fireplace with display niches and arched alcoves. Two radiators. Fitted carpet. Telephone point. TV connection. Smoke alarm. Open plan carpeted staircase to first floor. Part glazed door to

Kitchen/Breakfast Room

(12' 4" x 9' 0") or (3.75m x 2.75m)

uPVC double glazed window & door to side. Fitted kitchen fitted with high gloss Cream doors with brushed steel handles, marble work tops. Tiled splash backs. Carousel corner units "pull out" vertical larder unit. Integral stainless steel oven, grill, 5 ring gas hob and extractor hood. 1 1/2 bowl sink unit with mixer taps. LED floor level kick board lighting. Recess for fridge freezer. Plumbed for washing machine. Under stairs storage cupboard. Radiator. Recessed shelving with glass door. Plastered walls & ceiling.

FIRST FLOOR

Landing

Loft access. Smoke alarm. Balustrade with spindles. Fitted carpet. Colonial style panelled door to first floor room.

Family Bathroom

(9' 1" x 5' 7") or (2.78m x 1.70m)

uPVC double glazed window to rear fitted with roller blind. 4 piece bathroom suite in White comprising close coupled w.c with push button flush, pedestal wash hand basin with monobloc tap, panelled double ended bath with mixer taps with overhead electric shower and shower cubicle with mixer shower. Heated towel rail. Tiled walls. Tile effect laminate flooring. Wall mounted combi gas central heating boiler.

Bedroom 1

(9' 5" x 11' 11" x 8' 2") or (2.87m x 3.62m x 2.50m)

uPVC double glazed window with vertical blinds & far reaching views of hills. Fitted wardrobes. Fitted carpet.

Bedroom 2

(9' 5" x 8' 9") or (2.86m x 2.66m)

uPVC double glazed window with vertical blinds to rear. Radiator. Laminate flooring. TV connection cable.

Bedroom 3

(8' 10" x 6' 8") or (2.69m x 2.04m)

uPVC double glazed window with vertical blinds & far reaching views of hills. Laminate flooring. Radiator.

EXTERIOR

Rear Courtyard

Concrete laid floor. Water tap. Door entrance to kitchen. Bin storage area. Steps and handrail to

Rear Garden

Westerly facing enjoying P.M. sunshine. Laid with hardcore/stone. Steps & gate access to rear vehicular lane & hillside fields (not overlooked at 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 A

Current heating type Combi

Tenure (To be confirmed) Freehold









Ground Floor

1st Floor

10 Llangeinor Terrace
Total Area: 79.1 m² ... 851 ft²
All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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 ?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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