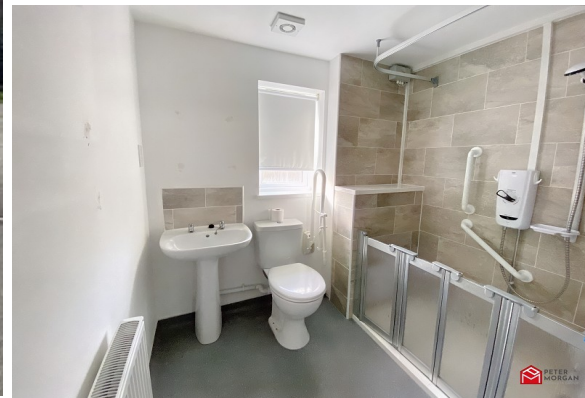


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



27 Ffordd Maendy, Sarn, Bridgend, Bridgend County. CF32 9EZ



£74,200

Main Features

- Modern style ground floor apartment
- 2 bedrooms and bathroom
- Open plan kitchen/ living room
- uPVC double glazed
- Combi gas central heating
- 70/30 Subsidised Affordable Housing Scheme
- Eligibility criteria applies
- Leisure centre, schools, cycle track, bus and rail link and shops nearby
- 1 mile from the M4 at Jct 36. Close to nature walk
- Council Tax Band:B. EPC:C

General Information

MODERN STYLE, 2 BEDROOM GROUND FLOOR APARTMENT.

This home is being sold under a 70/30 Subsidised Affordable Housing Scheme and eligibility criteria will apply. The price shown is the 70% share (100%=£106,000) OMV.

Situated on a modern development within approximately 1 mile of the M4 at Jct 36, convenient for schools, leisure centre, swimming pool, cycle track, nature walk and Country Park at Bryngarw.

This home has accommodation comprising communal entrance hallway with intercom entry system. Inside the apartment there is hallway with cloaks and airing cupboards, fitted bathroom, open plan living area and fitted kitchen, 2 bedrooms. Externally there are communal drying/refuse areas and allocated parking. The property benefits from uPVC double glazing, combi gas central heating and vacant possession.

GROUND FLOOR

Intercom security access to the main communal entrance door at front. Communal hallway. Fire alarm button. Courtesy and emergency lighting. Electric meter cupboard. Staircase to first floor. Entrance to the apartment.

Apartment Accommodation

Main Hallway

Radiator. Carpet. Built-in storage cupboard. Airing cupboard. Plastered walls and ceiling. Smoke alarm. Security intercom door entry system handset. White panelled doors to all rooms. Wall mounted gas central heating thermostat.

Open Plan Kitchen/ Dining Room/ Lounge

Open plan living area incorporating fitted kitchen, dining area and lounge area. 2 uPVC double glazed windows to front. Fitted kitchen finished with wood effect doors and brushed steel handles. Granite effect worktops with upstands. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Glass splash plate. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Two radiators. Mains powered smoke alarm. TV, telephone and Internet points. Carpet to lounge area. Vinyl flooring to kitchen. Wall mounted combi gas central heating boiler housed in matching wall unit. Central heating timer controls.

Shower Room

uPVC double glazed window to rear. Fitted three-piece double shower suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with lever taps and walk in shower, tiled splashback, electric shower, seat and grab rails. Tiled splashbacks. Non slip flooring. Radiator. Plastered walls and ceiling. Extractor fan. Shaver point.

Bedroom 1

uPVC double glazed window with a woodland aspect to rear. Radiator. Carpet. Plastered walls and ceiling. TV connection point.

Bedroom 2

uPVC double glazed window with woodland aspect to rear. Radiator. Carpet. Plastered walls and ceiling.

EXTERIOR

Communal car parking and drying area to the rear.
Shared pathway with handrail to front entrance. External gas meter boxes.
Intercom security to main entrance door.

Leasehold details

Lease Term is 125 Years from 11 March 2020
Service charge is £302 per annum as of 1st May 2023
Ground Rent is £10 per annum as of 16/02/2023

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

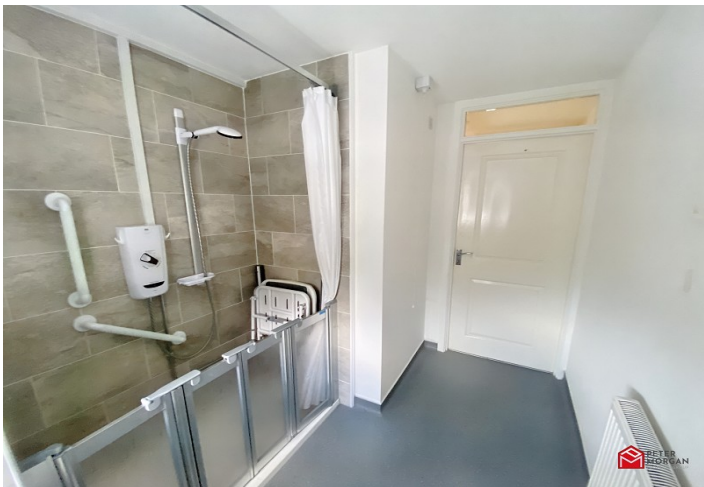
Utilities

Mains electricity, mains water, mains gas, mains drainage

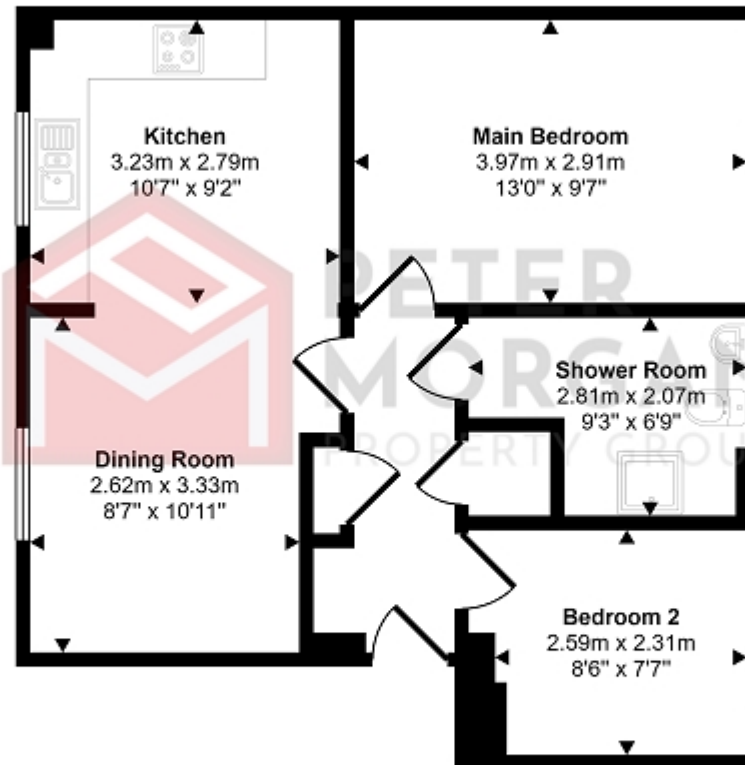
Current council tax banding B

Current heating type Combi

Tenure Leasehold




Approx Gross Internal Area
50 sq m / 535 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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 ?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.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
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