

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Eversley, 24 Priory Avenue, Bridgend, Bridgend County. CF31 3LR



Offers In Region Of **£240,000**

## Main Features

- Traditional bay fronted 3 bedroom semi
- Family size rear garden with woodland aspect
- 2 reception rooms
- Detached outbuilding
- Cul de sac location on the South side of Bridgend
- The property requires some TLC
- Currently retains its original layout
- Potential to extend at the rear (subject to necessary planning permission)
- An ideal family location
- Offered for sale with vacant possession. Council Tax Band: D. EPC:E

## General Information

TRADITIONAL BAY FRONTED, 3 BEDROOM SEMI WITH FAMILY SIZE REAR GARDEN WITH WOODLAND ASPECT. 2 RECEPTION ROOMS, CLOAKROOM, WOOD BLOCK FLOORING, DETACHED OUTBUILDING AND MUCH POTENTIAL!

Situated in a cul de sac location on the South side of Bridgend convenient for Old Castle & Brynteg Schools, College, Bridgend Town Centre and the Vale Of Glamorgan. Approximately 3.8 miles from The Heritage Coastline & beaches at Ogmere By Sea. Approximately 16 miles from Cardiff International Airport. The A48 East & Westbound is within 200m. The M4 is within approximately 3.8 miles.

The property requires some TLC and currently retains its original layout. There is considered to be potential to extend at the rear (subject to necessary planning permission). It overlooks woodland, fields & railway at the rear. An ideal family location.

The accommodation comprises ground floor hallway, lounge with bay window, sitting/dining room with French doors to rear garden, kitchen, cloakroom & utility room. First floor landing, 3 bedrooms, bathroom & separate W.C.

Externally there is off road parking for 1 car at front. Driveway/wide pathway to

side. Rear garden with patio, decking & lawns. Detached outbuilding.

This home benefits from combi gas central heating, uPVC double glazing & vacant possession.

## GROUND FLOOR

### Hallway

uPVC double glazed front door with matching side panels and window lights. Half turn carpeted staircase to 1st floor. Understairs store cupboard. Radiator. Smoke alarm. Vinyl flooring (wood block flooring beneath).

### Cloakroom

uPVC double glazed window to side. Close coupled WC with push button flush in white. Part tiled walls. Tiled floor. Wall light.

### Lounge

uPVC double glazed bay window to front. Alcoves. Picture rails. Radiator. Fitted carpet (wood block flooring beneath).

### Sitting Room/Dining Room

uPVC double glazed French doors with uPVC double glazed windows to side and lights to rear garden. Alcoves. Coal effect gas fire. TV connection points. Telephone and Internet points. Radiator. Fitted carpet (wood block flooring beneath).

## **Kitchen**

uPVC double glazed window to side. Fitted kitchen finished with gloss cream doors, brushed steel handles, and marble effect worktops. Integral oven, grill and hob. Stainless steel sink unit. Brick style tiled splashbacks. Radiator. Boxed in electric meter. Wall mounted consumer unit.

## **Utility Room**

uPVC double glazed door and window to rear. uPVC double glazed window to side. Plumbed for washing machine. Used as an outer area due to single skin construction.

## **FIRST FLOOR**

### **Landing**

Stained and leaded uPVC double glazed window to side. Balustrade. Fitted carpet.

### **Wet Room**

uPVC double glazed window to rear. Radiator. Pedestal hand wash basin with lever taps, shower area with electric shower and grab rails. Non-slip wet room style flooring. PVC clad walls. Store cupboard housing wall mounted Combi gas central heating boiler with wireless thermostat and timer controls.

### **Separate W.C**

uPVC double glazed window to side. Close coupled WC with pushbutton flush in white. Tiled walls. Tiled floor.

## **Bedroom 1**

uPVC double glazed bay window to rear with open aspect, overlooking rear garden, woodland, fields and railway.

## **Bedroom 2**

uPVC double glazed bay window to front. Fitted wardrobes. Radiator. Fitted carpet. Picture rails. Telephone point.

## **Bedroom 3**

uPVC double glazed window to front. Picture rails. Fitted carpet. Radiator. Loft entrance.

## **EXTERIOR**

### **Front Garden**

Off-road parking for one vehicle to front garden. Brick built perimeter walls. Driveway/wide pathway with galvanised double gates to rear garden. Arched entrance to the porch with tiled floor and courtesy light.

### **Rear Garden**

The rear garden has been laid with a paved patio accessible from sitting room and side pathway. Gate access to garden which is laid to lawn, wood decking, decorative slate and area prepared for surfacing. Garden shed. Outside power points.

The rear garden backs on to woodland, fields and railway line.

### **Detached Outbuilding**

Window to side. Window to rear. Pedestrian door to front. Apex roof. Electric power point.

### **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** Combi

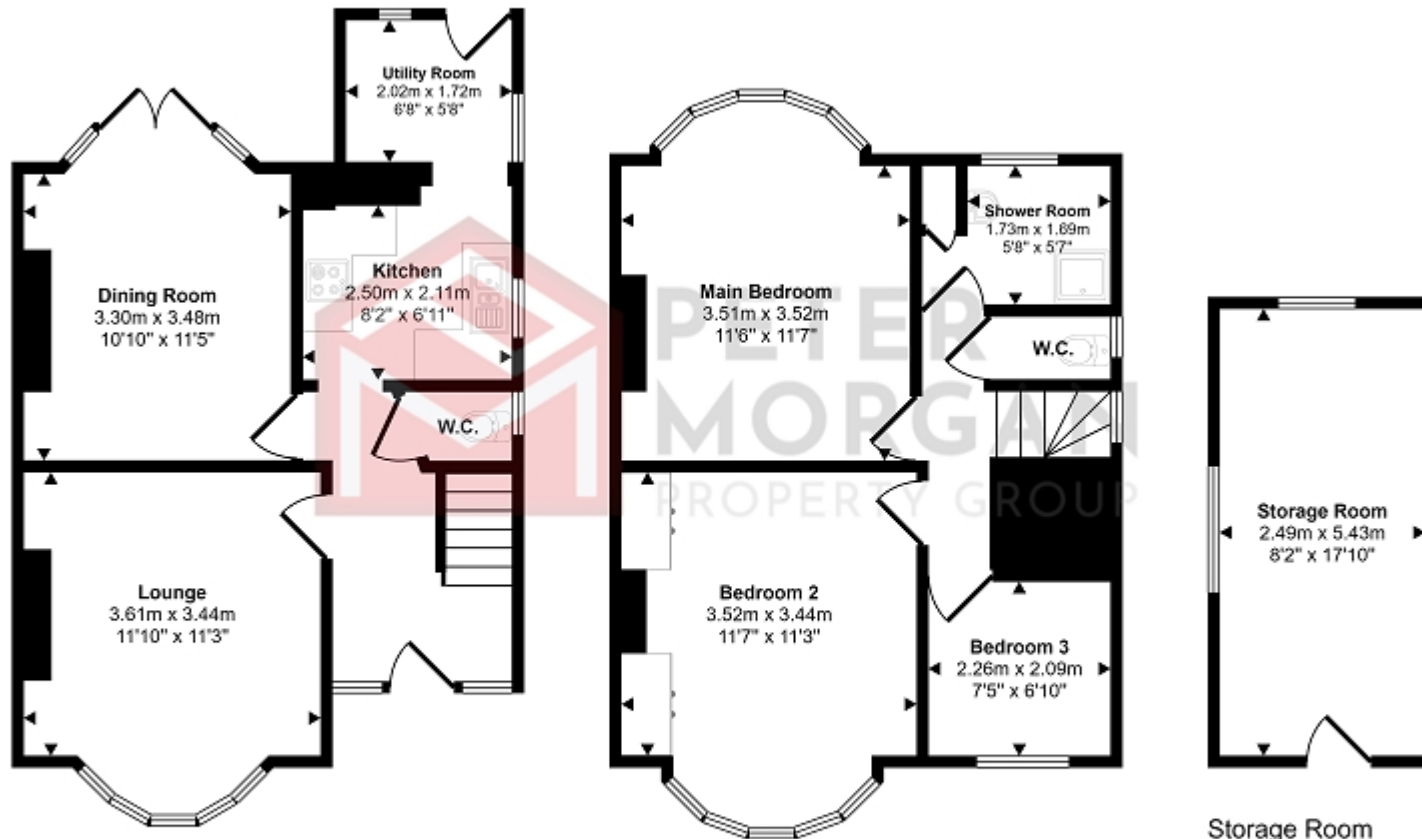
**Tenure** Freehold







Approx Gross Internal Area  
105 sq m / 1129 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft


First Floor  
Approx 45 sq m / 487 sq ft

Storage Room  
Approx 14 sq m / 146 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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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