

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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30 Acland Road, Bridgend, Bridgend County. CF31 1TF



Offers In Region Of **£220,000**

Main Features

- Extended & spacious
- Edwardian mid terraced "Villa" style 3 double bedroom home
- Open plan living areas
- Extra large South facing garden
- Detached garage
- Some original features
- Situated in a highly convenient location that backs onto School playing field
- uPVC double glazing & combi gas central heating
- Offered for sale with Vacant possession
- Council Tax Band C. ER:D

General Information

EXTENDED & SPACIOUS EDWARDIAN MID TERRACED, "VILLA STYLE" 3 DOUBLE BEDROOM HOME WITH OPEN PLAN LIVING AREAS, EXTRA LARGE SOUTH FACING GARDEN, DETACHED GARAGE, SOME ORIGINAL FEATURES & OFFERED FOR SALE WITH VACANT POSSESSION.

Situated on a plot that backs onto School playing field in a highly convenient location for Penybont School, Bridgend Town Centre, Princess of Wales Hospital, Intercity Rail link, bus station and all town centre amenities. The M4 is within 2 miles at Junction 36.

This home has spacious accommodation comprising vestibule, hallway, lounge (was 2 rooms), fitted kitchen/dining room, garden/sitting room with French door to garden. First floor landing, wet room & 3 double bedrooms. Externally there is a forecourt style front garden. Extra large South facing landscaped rear garden with garden w.c and detached garage.

The property benefits from uPVC double glazing. Combi gas central heating & vacant possession.

GROUND FLOOR

Vestibule

uPVC double glazed front door. Original Edwardian part tiled walls. Tiled floor. Original part glazed stained glass door to hallway. Burglar alarm control unit. Wall mounted electric meter and consumer unit.

Hallway

Period archway. Spindled and carpeted staircase to 1st floor. Tiled floor. Radiator. Original corniced ceiling. Smoke alarm. Gas central heating thermostat. Electric doorbell. Understairs store cupboard. Part glazed Oak doors to kitchen and

Lounge

uPVC double glazed bay window to front. uPVC double glazed window to rear. Two radiators. Living flame coal effect gas fire with marble hearth and back plate. Wood surround. Wall mounted remote control electric fire. Fitted carpet. Plastered walls. Corniced and coved ceilings. Telephone point. Display shelving unit fitted to alcove. TV point.

Kitchen / Dining Room

2 uPVC double glazed windows and door to side. Fitted vertical and roller blinds. Fitted kitchen finished with Beech effect doors and granite effect worktops. Integral oven, grill, hob and extractor hood. Stainless steel sink unit with mixer tap. Tiled splashbacks. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Tiled floor. Radiator. Plastered walls and ceiling. Door to

Garden/ Dining/ Sitting Room

uPVC double glazed French doors and windows to rear garden. uPVC double glazed window to side. Fitted vertical blinds. Fitted carpet. Mainly plastered walls and ceiling. Radiator. TV connection.

FIRST FLOOR

Landing

Balustrade and spindles. Fitted carpet. Telephone point. Loft entrance. Airing cupboard. Housing wall mounted Combi gas central heating boiler and slatted shelves.

Bedroom 1

uPVC double glazed bay window to front. uPVC double glazed casement window to front. Fitted carpet. Plastered walls. Textured ceiling. Radiator.

Bedroom 2

uPVC double glazed window with open aspect over school playing fields to rear. Fitted carpet. Radiator. Telephone point. TV connection.

Bedroom 3

uPVC double glazed window with open aspect over school playing fields to rear. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Courtyard style front garden with block, brick and stone built walls, wrought iron railings and gate. Paved pathway to front door. The garden is laid with decorative slate and paving.

Rear Garden

The rear garden has rear vehicular and pedestrian access to rear lane and garage. To the rear of the garage are school playing fields. The garden is larger than average and South facing so enjoying all day sun. Laid with paved patios and decorative stone. Variety of ornamental shrubs. Water tap. Handrails (can remain if required). Block and stone built perimeter walls. Traditional washing line.

Garden W.C

Integral to the main building. uPVC double glazed door to garden. Low-level WC. Quarry tiled floor. Plastered walls. Textured ceiling. Ceiling light. Wall mounted storage cabinet.

Detached Garage

Larger than average (not quite a double). Up and over vehicular door to lane. Pedestrian door and window to garden. Block built.

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 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

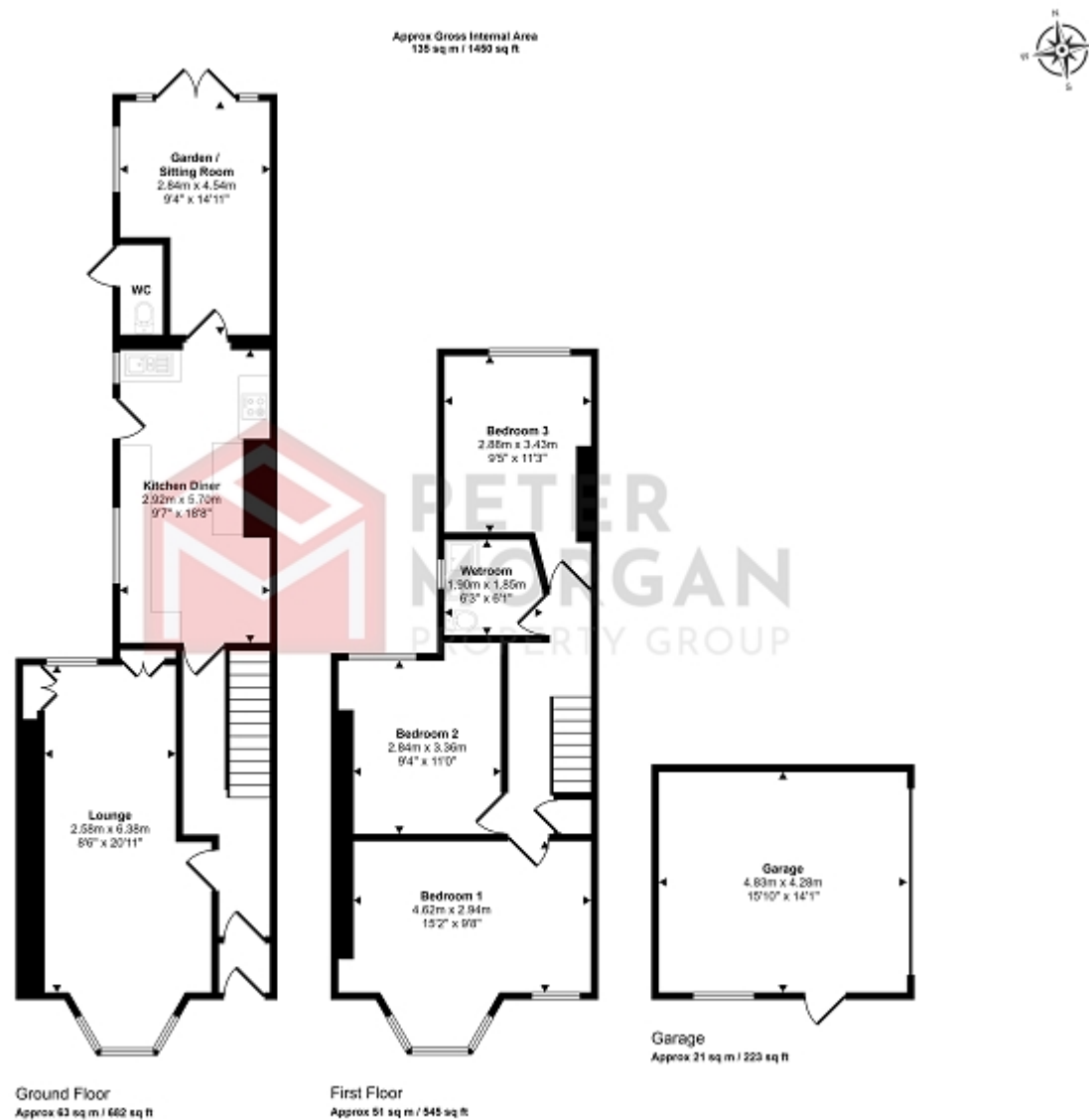
Current heating type Combi

Tenure Freehold










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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snuppy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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