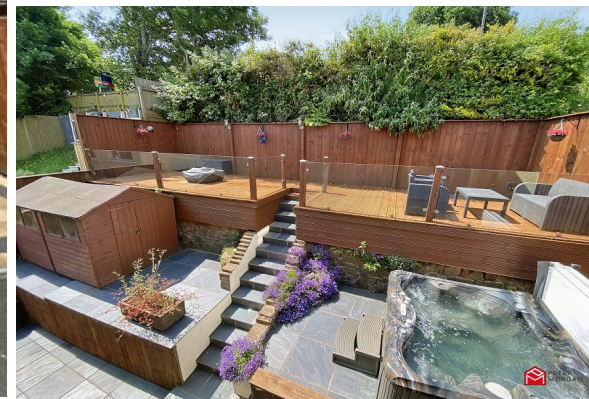


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



14 Pascoe's Avenue, Bridgend, Bridgend County. CF31 4PQ



£345,000

Main Features

- Individual style 4 double bedroom, 2 bathroom spacious detached home
- Far reaching panoramic views from the front
- 4 car block paved driveway
- Studio with its own entrance & hot & cold water supply
- "Lifestyle" rear garden
- Fully fitted kitchen / dining room
- Main bedroom with upstairs living room potential
- En-suite Jacuzzi bathroom & shower room
- uPVC double glazing & Combi gas central heating
- Council Tax Band: E. EPC:D

General Information

INDIVIDUAL STYLE 4 DOUBLE BEDROOM, 2 BATHROOM, SPACIOUS DETACHED HOME WITH FAR REACHING PANORAMIC VIEWS FROM FRONT, 4 CAR BLOCK PAVED DRIVEWAY, STUDIO WITH ITS OWN ENTRANCE & HOT & COLD WATER SUPPLY, "LIFESTYLE" REAR GARDEN, FULLY FITTED KITCHEN/DINING ROOM & MORE!

Situated in a cul de sac in a popular and convenient location, within a few hundred meters of Newcastle Conservation area. Convenient for local shops, schools and bus link. Bridgend Town centre is within 1/2 mile. The M4 is within 3 miles at Junction 36.

This home has accommodation comprising hallway, cloakroom, lounge with far reaching views, fully fitted kitchen/dining room with Island, granite work tops & French doors to rear garden. First floor landing with glass balustrade, 4 double bedrooms, main bedroom with upstairs living room potential with Bi-folding doors, Juliet balcony, panoramic views and en-suite Jacuzzi bathroom, bedroom two with panoramic views & en-suite shower room.

To the ground floor there is an external utility room & boiler room. Also a studio at the front with electricity & hot & cold running water.

Four car block paved driveway & patio to front & "Lifestyle" tiered garden to the rear with full width decking and patio area with hot tub & garden shed.

The property benefits from uPVC double glazing. Combi gas central heating. Fitted blinds & flooring to remain.

GROUND FLOOR

Hallway

Composite double glazed front door with uPVC full-length side panel. Half turn carpeted staircase with toughened glass inserts to first floor. Radiator. Plastered walls and ceiling. Coving. Laminate flooring. Under stairs store cupboard. Mains powered smoke alarm. Brushed steel electrical fitments. Oak part glazed doors to living rooms. Oak door to

Cloakroom

uPVC double glazed window to rear. Two-piece suite in White comprising low-level WC and hand wash basin with monobloc tap set in vanity unit. Tiled walls. Tiled floor. Chrome heated towel rail. Boxed in electric meter and consumer unit.

Lounge

uPVC double glazed window with far-reaching views over Bridgend to front. Radiator. Laminate flooring. Plastered walls and ceiling. Coving. Log affect wall mounted electric fire. TV connection and telephone connection points.

Kitchen / Dining Room

uPVC double glazed window and patio doors to rear garden. Fitted vertical blind. uPVC double glazed door to side providing access to garden, utility room & boiler room. Fully Fitted kitchen finished with high gloss Red doors and brushed steel handles, granite worktops, 1 1/2 bowl Stainless steel sink with mixer tap. Integral oven, grill microwave, fridge freezer, four ring gas hob and Chimney style extractor hood. Tiled floor, radiator, plastered walls and ceiling, coving, inset, ceiling, spotlights, brushed steel, electrical, fitments, USB charging points.

FIRST FLOOR

Landing

uPVC double glazed window with roller blind to side. Toughened glass balustrade. Fitted carpet. Plastered walls and ceiling. Mains powered smoke alarm. Attic entrance with pull down ladder, leading to the part boarded loft space. Oak panel doors to first floor rooms.

Bedroom 1 / Optional Living Room

uPVC double glazed window to rear with Venetian blind. uPVC double glazed Bi-folding doors with Juliet toughened glass balcony to front with far-reaching panoramic views over Bridgend. Two radiators. Laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Smoke alarm.

En-Suite Jacuzzi Bathroom

uPVC double glazed window to front. Fitted three-piece suite in White comprising close couple WC with pushbutton flush, Jacuzzi double ended bath with waterfall tap and overhead rainstorm mixer shower, glass screen. Hand wash basin with waterfall tap set in vanity unit. Tiled floor. PVC clad walls. Plastered ceiling. Coving. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail vanity mirror.

Bedroom 2

uPVC double glazed window with panoramic far-reaching views over Bridgend to front. Radiator. Fitted wardrobes. Plastered and coved ceiling. Inset spotlights. Wired for wall mounted TV.

En-suite shower room

Fitted three-piece suite in White comprising close couple WC with pushbutton flush hand wash basin with waterfall tap set in vanity unit. Shower cubicle with rainstorm mixer shower and glass sliding screen. PVC clad walls. Plastered ceiling. Coving. Inset spotlights. Extractor fan. Chrome heated towel rail.

Bedroom 3

uPVC double glazed window to rear. Radiator. Plastered walls and ceiling. Coving.

Bedroom 4

uPVC double glazed window to rear. Radiator. Plasterboard to ceiling. Coving. Inset ceiling spotlights.

EXTERIOR

Frontage

Block paved driveway and off-road parking for four cars (approximately). Flagstone patio. Outer porch to front door with courtesy light. Gated pathway. Access to rear garden.

Studio/Gym/Study

uPVC double glazed French doors with matching full length side panels to front. Vinyl flooring. Electric power points. Light. Consumer unit. Smoke alarm. Plumbed for washing machine/sink unit.

Rear Garden

Fully landscaped and tiered "Lifestyle" rear garden. Laid with flagstone patio areas. Elevated wood decking with toughened glass balustrade. Exterior lighting. Wood fencing and outdoor power points. Garden shed. Water tap. Hot tub power switch.

Boiler Room

uPVC door to garden. Wall mounted Combi gas central heating boiler. Radiator. Electric light & power.

Utility Room

uPVC door to garden. Mains powered smoke alarm. Electric light and power points. Plumbed for washing machine. Space for tumble dryer, fridge and further storage. Wall mounted electric water heater supplying hot water to studio.

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

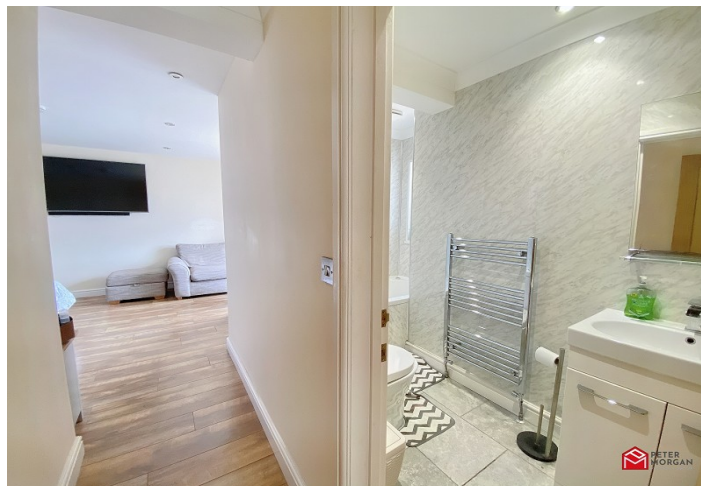
Mains electricity, mains water, mains gas, mains drainage

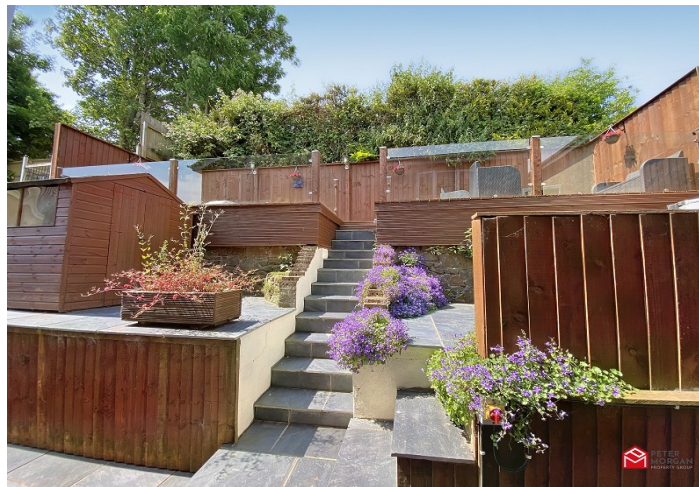
Current council tax banding E

Current heating type Combi

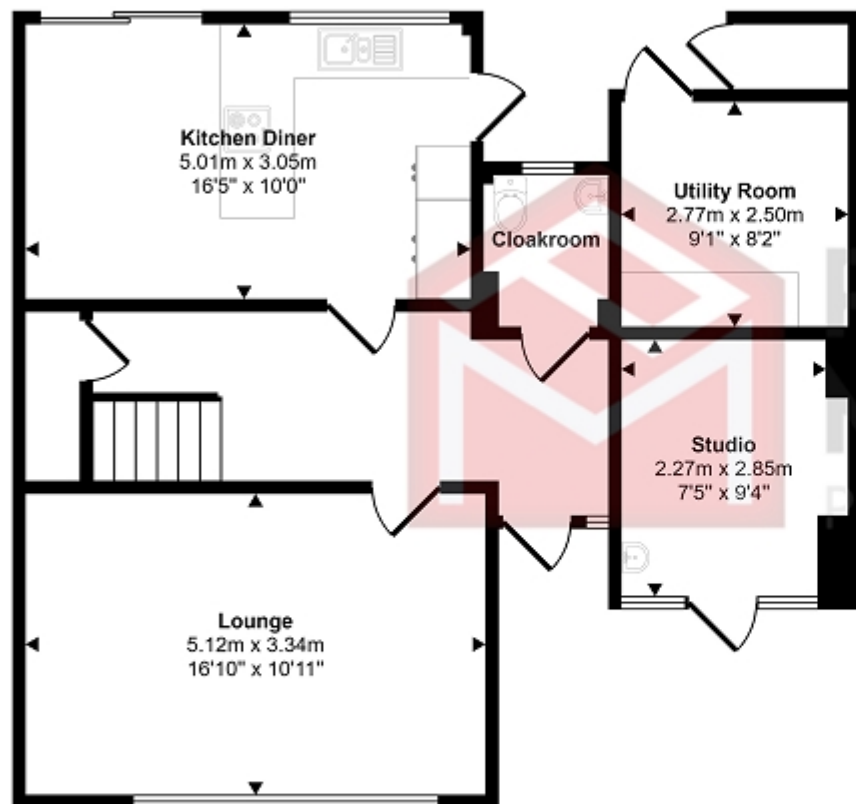
Tenure (To be confirmed) Freehold



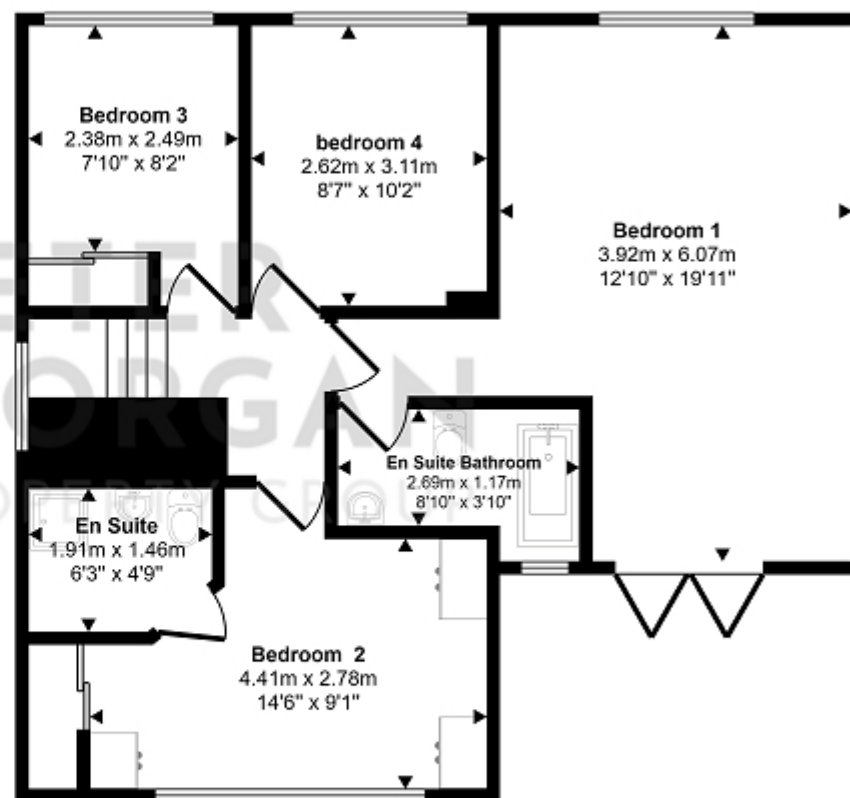




Approx Gross Internal Area
132 sq m / 1425 sq ft



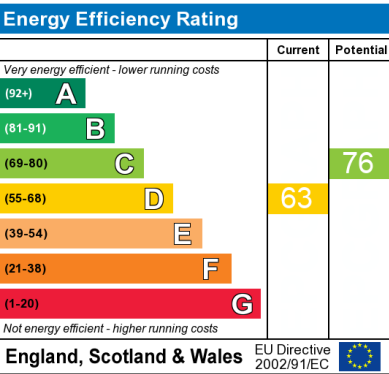
Ground Floor
Approx 65 sq m / 696 sq ft



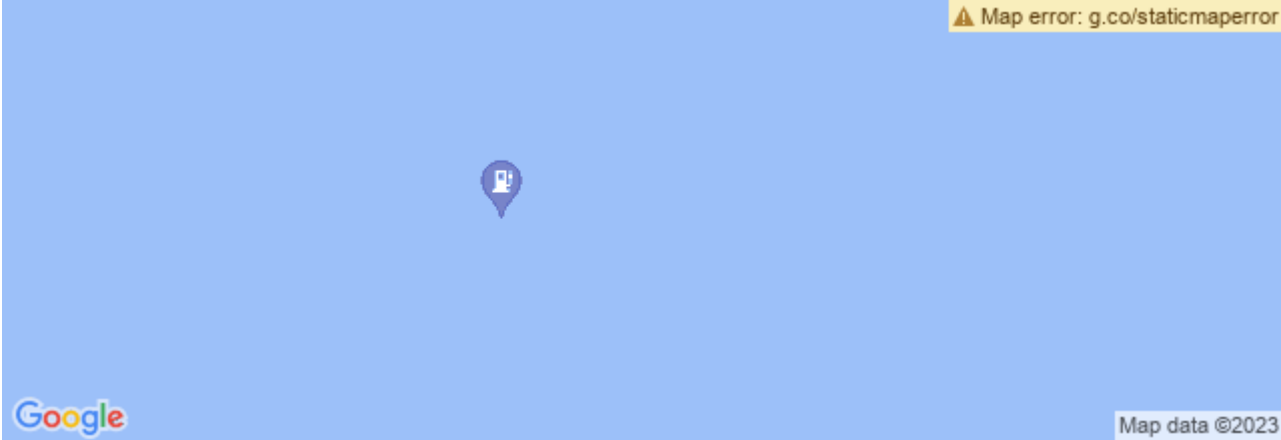
Floorplan
Approx 68 sq m / 729 sq ft

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.





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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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