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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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7 Pen-y-bryn Road, Brynmenyn, Bridgend, Bridgend County. CF32 9HT



PETER MORGAN

£249,000

Main Features

- Modernised semi detached cottage
- 2 bedrooms
- Set in its own gated grounds with large parking area
- 2 reception rooms
- Kitchen/ dining room and utility room
- First floor bathroom
- Situated within 1/4 mile of Bryngarw Country Park and within 1/2 mile of local schools, leisure centre, swimming pool and Park & Ride
- The M4 is within approximately 2.5 miles
- uPVC double glazing and combi gas central heating
- Council Tax Band:C. ER:D.

General Information

MODERNISED SEMI DETACHED 2 BEDROOM COTTAGE SET IN ITS OWN GATED GROUNDS WITH LARGE PARKING AREA/DRIVEWAY AND GARAGE.

Situated within 1/4 mile of Bryngarw Country Park and within 1/2 mile of local schools, leisure centre, swimming pool and Park & Ride rail link to Cardiff. The M4 is within approximately 2.5 miles.

This home has accommodation comprising hallway, 2 reception rooms, kitchen/ dining room, utility room, landing, bathroom and 2 bedrooms. Garage with remote control electronic roller door.

Externally there are gardens to front, side and rear. Gated block paved driveway for numerous vehicles, ideal for caravans, campers, etc. Also there is an external ground floor verandah. This home has uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed front door. Carpeted staircase to 1st floor. Boxed in electric meter. Plastered walls and ceiling. Fitted carpet. Open doorways to reception rooms

Sitting Room

uPVC double glazed window to front. Radiator. Shelved alcove. Fitted carpet. Plastered walls and ceiling. Open access to lounge and kitchen.

Lounge

uPVC double glazed window to front. Radiator. Recessed fireplace with authentic wood surround and slate hearth. Plastered walls and ceiling. Alcoves. Fitted carpet. Under stairs door cupboard. Open access to sitting room and

Kitchen / Dining Room

Two uPVC double glazed windows and door to rear. Fitted roller blinds. Traditional fitted kitchen finished with wooden doors, cast handles, granite effect worktops and tiled splash back's. 1 1/2 bowl stainless steel sink unit. Plumbed for dishwasher. Integral oven, grill, ceramic induction hob and chimney style extractor hood. Tiled floor. Radiator. Plastered walls and ceiling. Display and niche. Inset ceiling spotlights. Space for fridge freezer.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Radiator. Plastered walls and ceiling. Loft entrance with loft ladder. Balustrade with wrought iron spindles. Oak vertical panelled doors to bedrooms and...

Family Bathroom

uPVC double glazed window to rear. Fitted roller blind. Fitted three-piece bathroom suite comprising close coupled WC with pushbutton flush, handwash basin with monobloc tap, set in vanity unit and Mosaic tiled panelled shower bath with mixer tap and rainstorm mixer shower with hairwash spray. Fully tiled walls. Tiled floor. Vanity mirror.

Bedroom 1

uPVC double glazed window to front. Radiator. Plastered walls and ceiling. Fitted carpet. TV connection.

Bedroom 2

uPVC double glazed window to front. Fitted wardrobe. TV connection. Fitted carpet. Plastered walls and ceiling.

EXTERIOR

The property occupies a corner plot with potential to extend(subject to planning permission).

Front Garden

The front garden is laid to 2 lawns and has folding vehicular gates with matching pedestrian gate to front. Block paved driveway for 6 to 7 cars (approx). Ideal for caravans, campers, etc. Wood perimeter fencing. Paved patio area to main entrance with tiled roof, stone pillars and inset spotlights.

Attached Garage

Electronic remote control roller door to front. Electric light and power point. Open doorway to..

Boiler/ Utility Room

uPVC door to rear. Wall mounted Combi gas central heating boiler. Plumbed for washing machine. Electric light and power points.

Side Garden

Double gates to front garden. Block paved driveway. Lawn. Wood fencing.

Rear Garden

Laid with Indian flag stone patio and raised decorative stone, covered garden area. Gate access to side. Water tap. Garden shed. Secure uPVC door to integral storage with light.

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).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

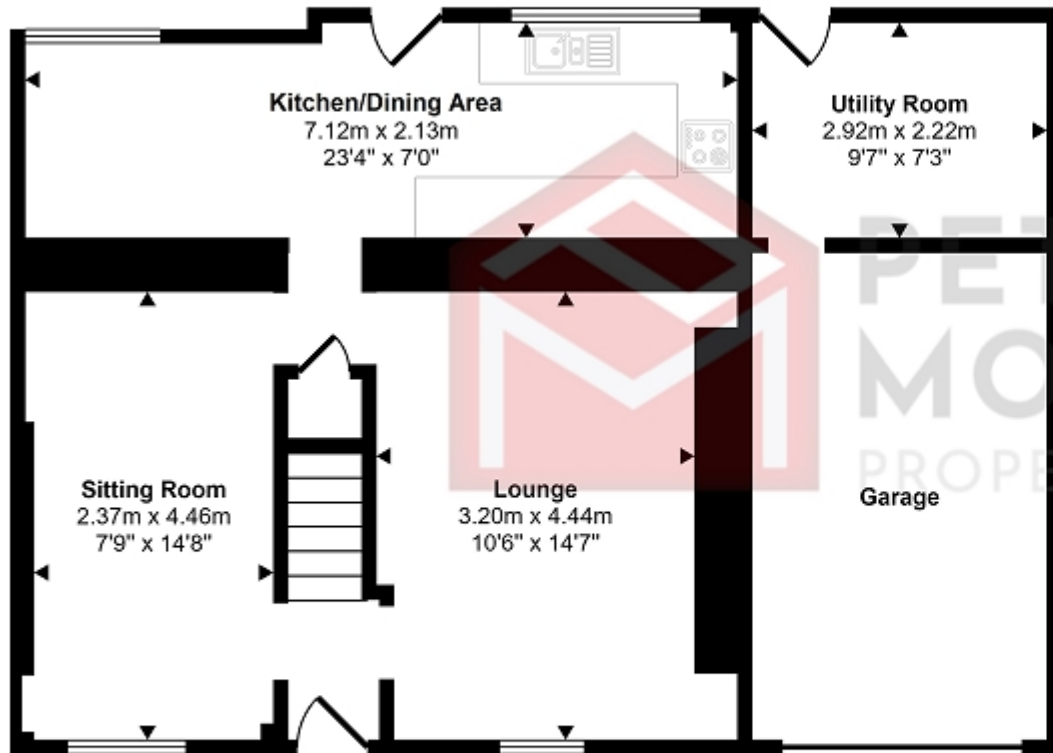
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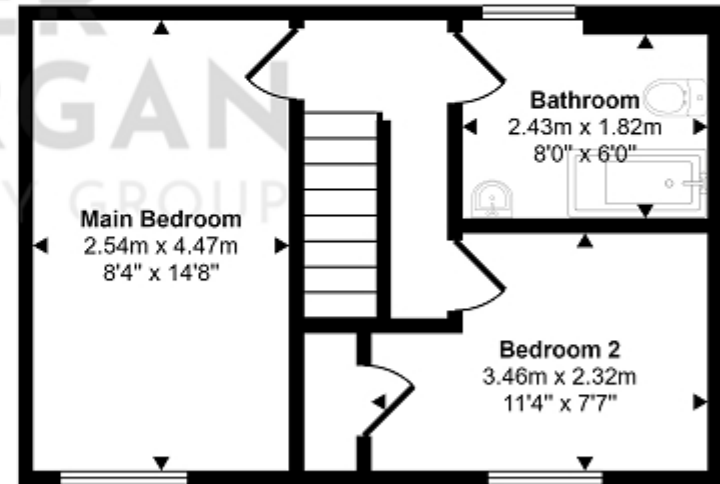




Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft



First Floor
Approx 30 sq m / 324 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+) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(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 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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