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GOLD WINNER

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58 Glan-Y-Nant, Tondu, Bridgend, Bridgend County. CF32 9DQ



PETER MORGAN

£320,000

Main Features

- Four double bedroom, two bathroom detached home
- Fully landscaped low maintenance & private rear garden with Woodland aspect
- Open plan fully fitted kitchen/dining room
- Solar energy panels providing low rate electricity
- Integral garage, workshop & more!!
- Situated in a popular cul de sac at the rear of Glan Y Nant
- 3-4 car driveway at front
- Integral style garage (potential for conversion, subject to planning approval)
- Detached work shop, greenhouse & shed
- Council Tax Band: E. ER:B.

General Information

FOUR DOUBLE BEDROOM, 2 BATHROOM DETACHED HOME WITH FULLY LANDSCAPED, LOW MAINTENANCE & PRIVATE GARDEN WITH WOODLAND ASPECT. OPEN PLAN FULLY FITTED KITCHEN/DINING ROOM, SOLAR ENERGY PANELS PROVIDING LOW RATE ELECTRICITY, INTEGRAL GARAGE, WORKSHOP & MORE!!

Situated in a popular cul-de-sac location at the rear of Glan Y Nant. Conveniently located for local schools, leisure centre, rail and bus links, Bryngarw Country Park Nature Reserve, and cycle tracks. The M4 is within 2.5 miles at Junction 36 along with major retail outlets and Designer Village.

The property has accommodation comprising hallway, cloakroom, lounge with patio door to garden, open plan fully fitted kitchen/dining room. First floor landing, family bathroom, 4 bedrooms and en-suite shower room to bedroom 1. Externally there is a 3-4 car driveway at front. Integral style garage (potential for conversion subject to planning approval). Fully landscaped and low maintenance private rear garden with gate to Woodland at rear. Detached workshop, greenhouse & shed.

Benefiting from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed front door and window to side. Laminate flooring. Radiator. Spindled and carpeted staircase to first floor. Wall mounted gas central heating thermostat. Digital alarm control unit. Under stairs store cupboard. Mains powered smoke alarm. Plastered walls. Textured ceiling. White colonial style doors to living room and

Cloakroom

uPVC double glazed window to front. Two piece suite in White comprising close coupled WC & hand wash basin set in vanity unit. Mosaic tiled splash back. Radiator. Cushion flooring. Plastered walls. Textured ceiling.

Lounge

uPVC double glazed patio doors with fitted vertical blinds to rear garden. Radiator. Coal effect electric fire with surround. Laminate flooring. TV connection. Plastered walls. Textured ceiling. Coving. Papered feature wall. Double doors to

Kitchen / Dining Room

Open plan with double aspect, comprising uPVC double glazed window to front with vertical blind. Rear uPVC double glazed door to side. Modern fully fitted kitchen finished with Grey doors. Steel handles. Wood effect worktops with upstands and brick style tiled splash backs. Stainless steel sink unit with mixer tap. Integral oven, grill and ceramic hob. Ornate glass splash back. Extractor hood. Integral fridge/freezer, dishwasher and washing machine. Carousel corner unit. Laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Radiator. Vertical radiator to kitchen area. Telephone and Internet points.

FIRST FLOOR

Landing

Balustrade & spindled. Fitted carpet. Airing cupboard with shelf and radiator. Loft access. Mains powered smoke alarm. Plastered walls. Textured ceiling. White colonial style doors to bedrooms and

Family Bathroom

uPVC double glazed window to side. Three-piece coloured suite comprising close couple WC, pedestal hand wash basin & bath with overhead shower and glass. Green tiled splash back's. Tiled floor. Radiator. Extractor fan. Plastered walls. Textured ceiling.

Bedroom 1

uPVC double glazed window overlooking rear garden and Woodland. Double wardrobe. Laminate flooring. Arched recess. Plastered walls. Textured ceiling. White colonial style door to

En-suite shower room

uPVC double glazed window to side. Three-piece suite in White comprising close coupled WC with enclosed cistern and push button flush, hand wash basin with monobloc tap set in vanity unit & mixer shower cubicle with extractor light. PVC clad walls. Textured and coved ceiling. Tiled floor. Shaver point. Wall mounted mirrored cabinet.

Bedroom 2

Thin PVC double glazed window to front. Fitted vertical blind. Radiator. Fitted carpet. Plastered walls. Textured ceiling. TV connection. Fitted double wardrobe.

Bedroom 3

uPVC double glazed window to front. Fitted vertical blinds. Radiator. Laminate flooring. Fitted double wardrobe. TV point. Plastered walls. Textured ceiling.

Bedroom 4

uPVC double glazed window overlooking rear garden and Woodland. Radiator. Fitted carpet. Plastered walls. Textured ceiling.

EXTERIOR

Frontage

Tarmacadam driveway. Parking to front for 3 to 4 cars. Integral garage. Paved and gated side pathway. Courtesy light to front door .

Side Area

Paved access to kitchen. Open walkway to rear garden. Ideal bin storage area.

Rear Garden

Fully landscaped, private garden with Woodland aspect at rear. Laid with flagstone, curved patio, flagstone pathway, artificial grass, raised lawns, landscaped planting area laid with decorative Cotswold stone and ornamental trees/shrubs. Gate access to rear woodland.

8 x 6 feet greenhouse. Storage shed with electric light, power points, and rubberised flat roof & door to garden.

Block Built Outbuilding

Rubberised uPVC double glazed door. Two uPVC double glazed windows. Electric, light and power points. Rubberised flat roof.

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

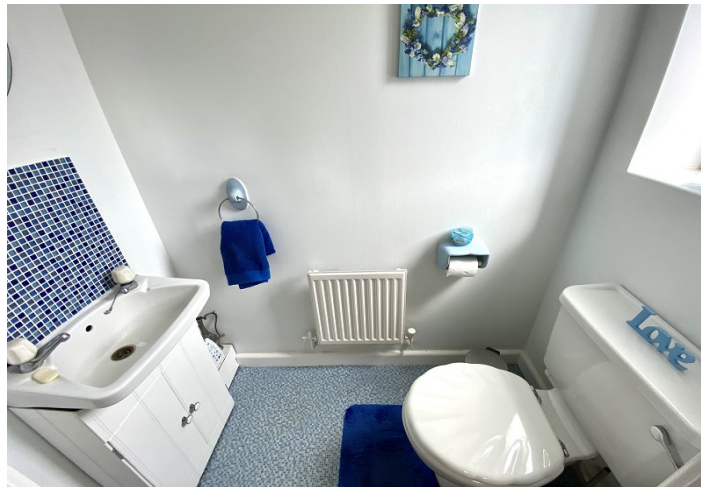
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Combi

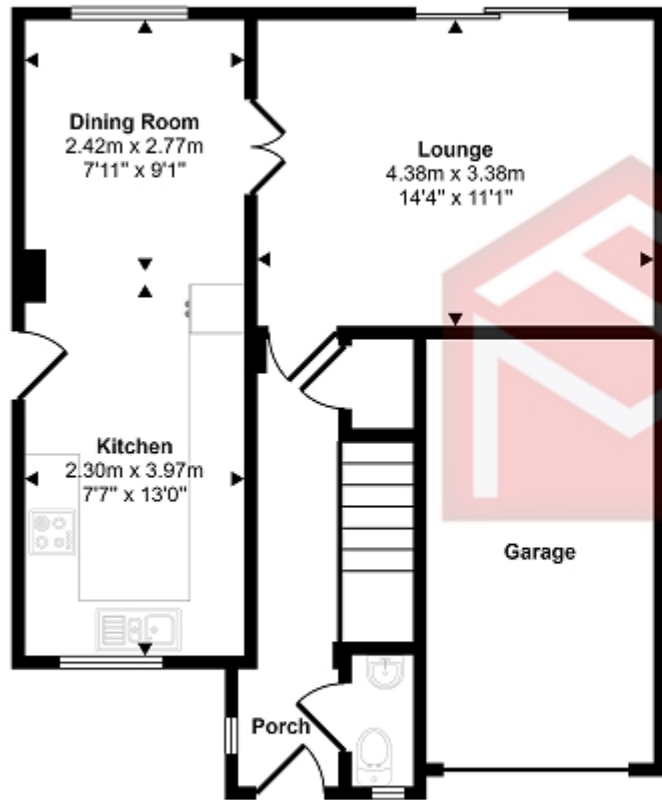
Tenure Freehold



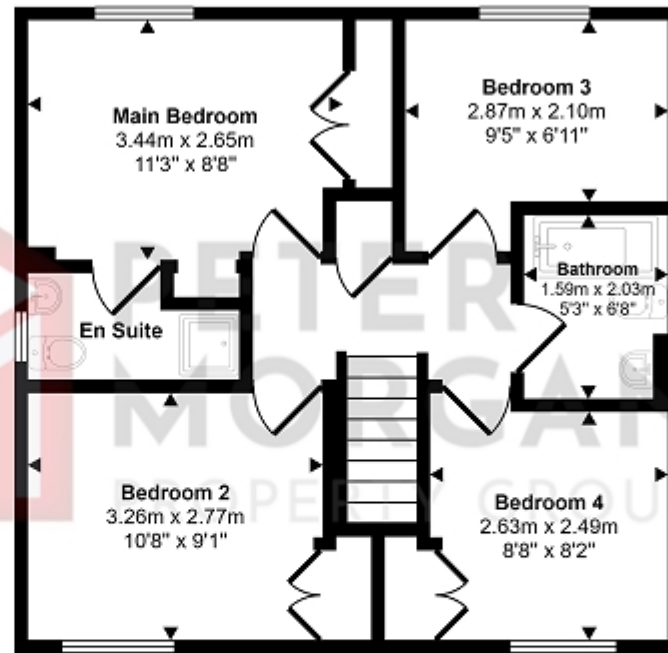




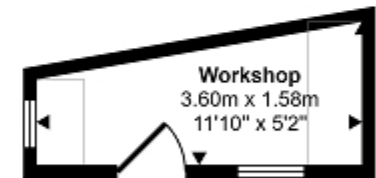
Approx Gross Internal Area
108 sq m / 1165 sq ft



Ground Floor
Approx 55 sq m / 592 sq ft




First Floor
Approx 49 sq m / 524 sq ft



Workshop
Approx 5 sq m / 49 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	85	89
(69-80) C		
(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 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,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

