

THE GUILD
PROPERTY
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2021
WALES
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GOLD WINNER

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10 Hill Court, Broadlands, Bridgend, Bridgend County. CF31 5BX



Offers In Region Of **£325,000**

Main Features

- 4 bedroom detached home
- Corner plot with front, side and rear gardens
- Parking for 4-5 cars (potential for more)
- Situated in a popular culdesac location on the South side of the Broadlands development
- Convenient for schools, shopping precinct, local public house, restaurants, cafe & Tesco Express
- Highly convenient for A48 access East & West
- Family bathroom and ensuite to bedroom 1
- uPVC double glazing and gas central heating
- Fitted blinds and carpets are to remain
- Council Tax Band E. ER:C

General Information

4 BEDROOM DETACHED HOME ON A CORNER PLOT WITH FRONT, SIDE AND REAR GARDENS AND PARKING FOR 4-5 CARS (POTENTIAL FOR MORE).

Situated in a popular culdesac location on the South side of the Broadlands Development. Convenient for schools, shopping precinct, local public house, restaurants, cafe & Tesco Express. Highly convenient for A48 access East & West. The Heritage coastline is within 3 miles at Ogmere By Sea, the M4 is within approximately 4 miles at 36 and accessible at Junction 35 & 37. Cardiff international Airport is within approximately 17 miles. Cardiff City Centre is within approximately 23 miles and Intercity rail link to Paddington within 2 miles at Bridgend Town Centre.

This home has accommodation comprising hallway, cloakroom, lounge/ dining room, kitchen/ breakfast room, utility room, sitting/ playroom, first floor landing, family bathroom, 4 bedrooms and ensuite to bedroom 1.

The property benefits from uPVC double glazing and gas central heating. Fitted blinds and carpets are to remain.

GROUND FLOOR

Hallway

Double glazed front door and side panel. Carpeted and spindled staircase to 1st floor. Mains powered smoke alarm. Tiled floor. Wall mounted gas central heating thermostat. Understairs pull out shoe rack. Telephone and Internet connection points. White colonial style panelled doors to living rooms.

Cloakroom

Coloured two piece suite comprising close coupled WC with push button flush and wall mounted hand wash basin. Tiled floor. Tiled splashbacks. Extractor fan. Radiator.

Kitchen/Breakfast Room

uPVC double glazed window to front. Fitted wall mounted and base units finished with beech effect doors and brushed steel handles. Granite effect worktops. 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Space for fridge freezer. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Tiled floor.

Utility Room

Double glazed door to side garden. Tiled floor. Plumbed for washing machine. Wall mounted gas central heating boiler. Radiator. Extractor fan.

Lounge/Dining Room

Connecting archway. uPVC double glazed bay window and French doors to rear garden. Fitted venetian blinds. 2 radiators. Fitted carpet. TV point. Floor to ceiling fitted storage units with shelving. Coving.

Sitting/ Dining/ Playroom

uPVC double glazed window to front. Radiator with decorative cover. Fitted carpet. Coving.

FIRST FLOOR

Landing

Fitted carpet. Radiator. Attic entrance. White colonial style panelled doors to bedrooms and

Family Bathroom

uPVC double glazed window to rear. Three-piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin and panelled bath with mixer tap and shower spray. Tiled splashbacks. Shaver point. Laminate flooring. Extractor fan. Airing cupboard housing hot water tank and slatted shelves.

Bedroom 1

uPVC double glazed window to rear. Fitted Roman blind. Radiator. Fitted carpet. Fitted double wardrobe. Wired for wall mounted TV. White colonial style panelled door to

En-suite shower room

uPVC double glazed window to side. Three-piece suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin. Tiled splashbacks. Tiled shower cubicle with mixer shower. Extractor fan. Shaver point. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to front. Radiator. Laminate flooring. Fitted wardrobe.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Laminate flooring.

Bedroom 4

uPVC double glazed window to rear. Fitted carpet. Radiator.

EXTERIOR

The property occupies an inner corner plot, benefiting from front, side and rear gardens with parking for 4 to 5 cars (approx). Potential for new owner to increase parking if so required.

Front Garden

Tarmacadam driveway for 4 to 5 cars (approx). Paved pathway to outer porch with courtesy light to front door. Decorative slate laid border.

Side Garden

Laid to lawn. Perimeter fencing and woodland screening the A48 road. Planted borders with variety of decorative shrubs and trees. External gas and electric meter boxes. Gate access to

Rear Garden

South Westerly facing landscape garden laid with lawn. Paved patio. Paved sun terrace. Planting beds with variety of decorative trees and shrubs. Garden flood lighting. Shed/workshop. Undercover storage area. Wood fencing.

Wooden Summer House

French doors to wood decked sitting/ dining/ play area.

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 Gas

Tenure Freehold

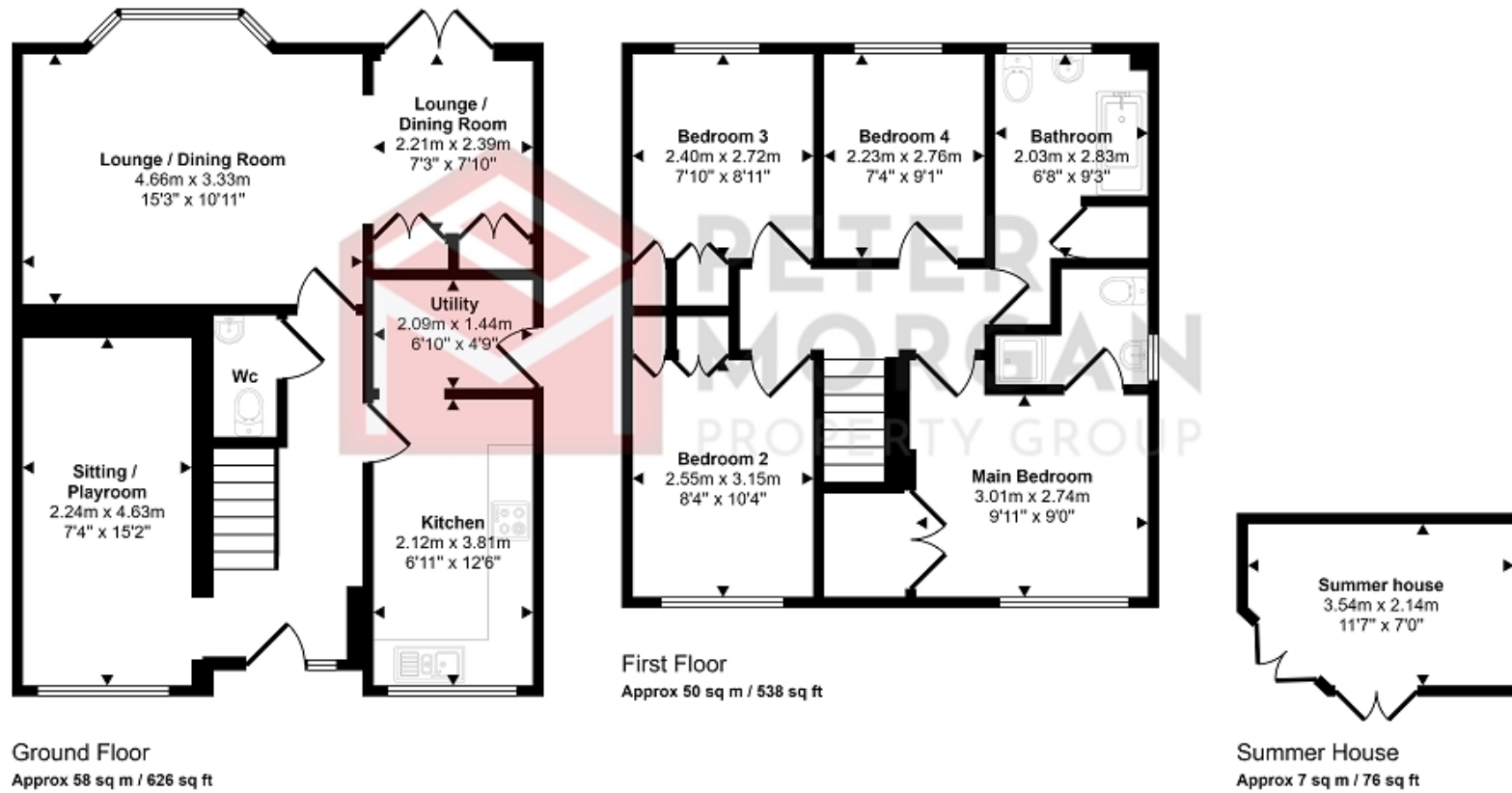









Approx Gross Internal Area
115 sq m / 1240 sq ft



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		84
(69-80) C	72	
(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 £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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