

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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12 Lon Yr Helyg, Coity, Bridgend, Bridgend County. CF35 6DD



Offers In Region Of **£325,000**

Main Features

- Modern 4 bedroom, 2 bathroom detached
- Family home on a landscaped inner corner plot with conservatory
- 2-3 car driveway and detached garage
- Corner location, away from passing cars
- Approached via a block paved road with street lantern style lighting
- Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre
- Open plan fitted kitchen/ dining room
- NHBC structural warranty until December 2023
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC:C

General Information

MODERN 4 BEDROOM, 2 BATHROOM DETACHED FAMILY HOME ON A LANDSCAPED INNER CORNER PLOT WITH CONSERVATORY, OPEN PLAN KITCHEN/ DINING WITH 2-3 CAR DRIVEWAY, DETACHED GARAGE AND MORE!

Situated in a corner location, away from passing cars and approached via a block paved road with street lantern style lighting. Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre.

This home has family size accommodation comprising spacious hallway, lounge, cloakroom, open plan fitted kitchen/ dining room, Victorian style conservatory, utility room, first floor spacious landing, family bathroom, 4 bedrooms and ensuite shower room to bedroom 1.

Externally there is a landscaped rear garden, 2-3 car driveway and detached single garage. This home benefits from an NHBC structural warranty until December 2023, uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

Double glazed metal front door. Spindled and carpeted staircase to 1st floor. Fitted carpet. Radiator. Plastered walls and ceiling. Mains powered smoke alarm. Wall mounted electrical consumer unit. Telephone and Internet connection points. Hard wearing carpet/foot wipe area to front door. Understairs recess. Understairs storage cupboard. Wall mounted gas central heating thermostat. White colonial style wheelchair friendly doors to living rooms and

Cloakroom

Two piece suite in white comprising close couple WC with push button flush and pedestal hand wash basin with tiled splashbacks. Cushion flooring. Plastered walls and ceiling. Radiator. Extractor fan.

Lounge

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

Kitchen / Dining Room

uPVC double glazed window to rear. uPVC double glazed French doors to conservatory. Fitted contemporary kitchen finished with high gloss Cappuccino doors with polished chrome handles. Granite effect worktops with upstands. 1 1/2 bowl stainless steel sink unit with extendable mixer tap. Integral oven, grill, hob and extractor hood. Stainless steel splash plate. Plumbed for dishwasher. Vinyl flooring. Radiator. Plastered walls and ceiling. Space for fridge freezer. White colonial style door to

Utility Room

Fitted base units and worktop with upstand matching kitchen plan for washing machine. Space for tumble dryer. Vinyl flooring. Extractor fan. Radiator. Plastered walls and ceiling.

Victorian Style Conservatory

uPVC double glazed windows, roof and French doors to garden. Tiled floor. Electric light and power points.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted carpet. Radiator. Attic entrance with pull down ladder leading to boarded loft space with light. Plastered walls and ceiling. Built-in storage cupboard. Mains powered smoke alarm. Radiator.

Family Bathroom

Fitted three-piece bathroom suite in white comprising close couple WC with push button flush, pedestal hand wash basin with monobloc tap, panelled bath with mixer tap, tiled splashbacks and display sill. Radiator. Shaver point. Cushion flooring. Extractor fan. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed window to front. Fitted double wardrobe. Radiator. Fitted carpet. Plastered walls and ceiling. TV point. White colonial style panelled door to

En-suite shower room

3 piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with tiled splashback and monobloc tap and tiled double shower cubicle with folding glass screen and mixer shower. Radiator. Plastered walls and ceiling. Extractor fan. Cushion flooring. Shaver point.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Aquatic themed papered feature wall.

Bedroom 3

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

Bedroom 4

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

EXTERIOR

The property occupies an inner corner plot within the cul-de-sac, approached by block paved road with a lantern style street lighting and away from traffic.

Front Garden

Mature planting areas with a variety of shrubs. Flagstone paved pathway and overhead canopy with courtesy light to front door. External meter boxes. Gated side access to rear garden. Floodlit tarmac driveway for 2 to 3 cars to side leading to

Detached Garage

Block built with up and over door. Apex roof (ideal for storage). LED electrics, strip lighting and power points.

Rear Garden

Landscaped rear garden laid to lawn and flagstone patio. Flagstone sun terrace. Brick boundary walls and wood fencing. Water tap. Side storage area. Side gated access to driveway.

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

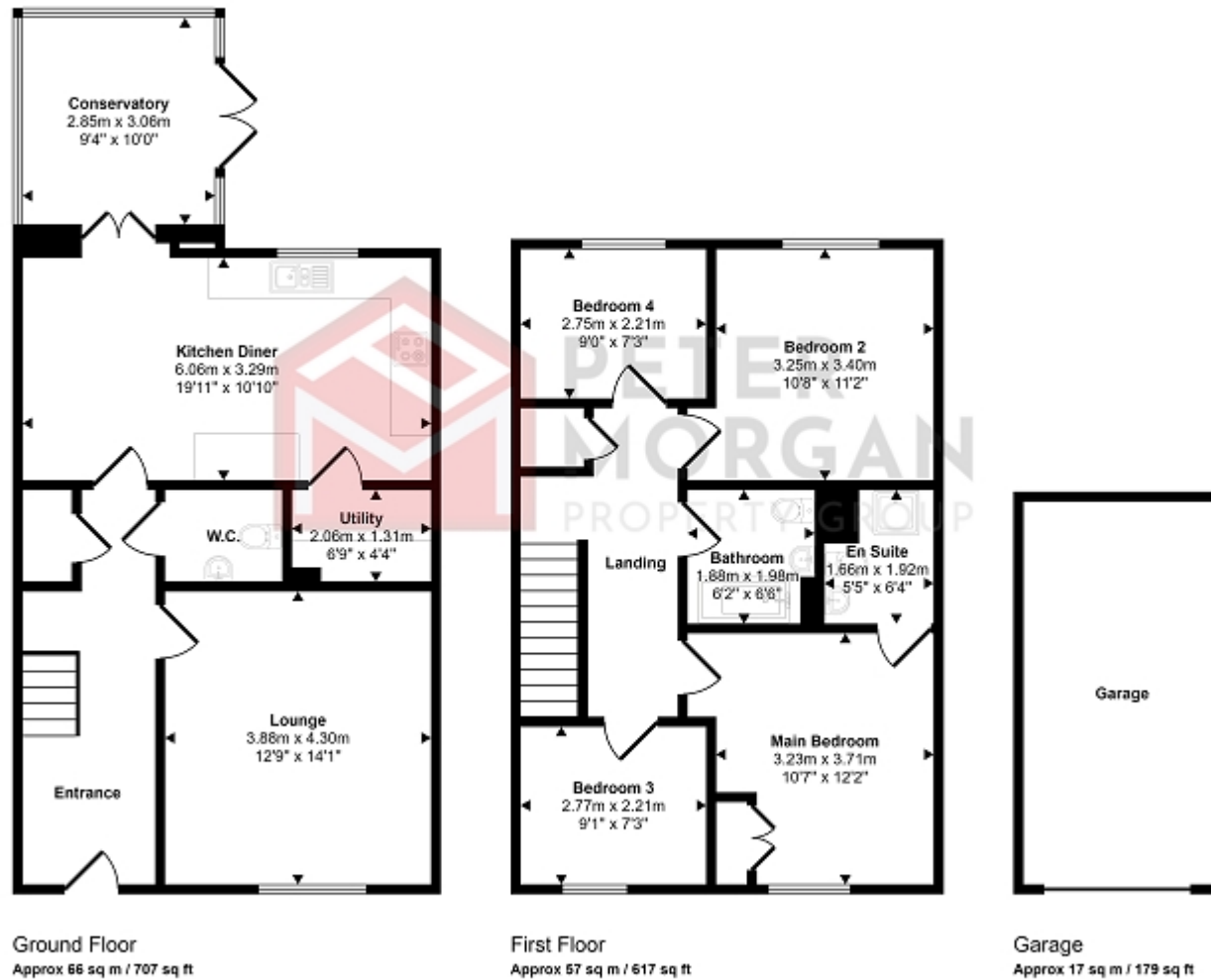
Tenure Freehold








Approx Gross Internal Area
140 sq m / 1503 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		88
(69-80) C	79	
(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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