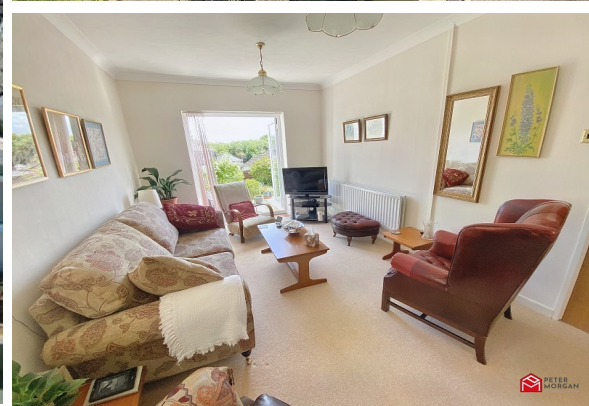


THE GUILD  
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2021  
WALES  
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**The Telegraph**



52 Wyndham Crescent, Bridgend, Bridgend County. CF31 3DN



Offers In Region Of **£240,000**

## Main Features

- Traditional 1930's double bay fronted traditional bungalow
- Large South facing rear garden
- Parking for 4 cars to front
- Situated in a popular 'South side' location
- 1 mile of Bridgend Town centre, out of town shopping mall and supermarkets
- 4 miles from the coastline at Ogmore By Sea and 4 miles from the M4 at Junction 35
- 1-2 bedroom/ 2-3 reception room accommodation
- uPVC double glazing and combi gas central heating
- Ideal retirement bungalow especially for keen gardeners
- Council Tax Band C. EPC: D

## General Information

TRADITIONAL 1930'S, DOUBLE BAY FRONTED DETACHED BUNGALOW WITH LARGE SOUTH FACING REAR GARDEN, PARKING FOR 4 CARS AT FRONT AND SITUATED IN A POPULAR 'SOUTH SIDE' LOCATION.

This home is situated in a mature residential location within 1 mile of Bridgend Town centre, out of town shopping mall and supermarkets. Convenient location for Bridgend College and the Oldcastle catchment area. Approximately 4 miles from the coastline at Ogmore By Sea and 4 miles from the M4 at Junction 35 and 3 miles from Junction 36.

This home has 1-2 bedroom/ 2-3 reception room accommodation comprising vestibule, hallway, lounge with French doors to garden and double doors to sitting room/ optional bedroom 2, dining room, kitchen, wetroom and main double bedroom.

The property benefits from uPVC double glazing and combi gas central heating. Ideal retirement bungalow especially for keen gardeners.

## GROUND FLOOR

## Vestibule

uPVC double glazed front door. Quarry tiled floor. uPVC double glazed internal door to..

## Hallway

Oak panelled doors to ground floor living spaces. Fitted carpet. Attic entrance. Smoke alarm.

## Lounge

uPVC double glazed French doors with fitted vertical blinds leading to rear garden. uPVC double glazed window with fitted vertical blinds to side. Radiator. Coving. Fitted carpet. TV connection. Wall mounted gas central heating thermostat. Double doors to....

## Sitting Room/ Bedroom 2

uPVC double glazed bay window to front. Fitted carpet. Coving. Originally accessed via door from hallway, potential for new owner to reinstate if required.

## Dining Room

uPVC double glazed window overlooking rear garden. Radiator. Telephone and Internet connection points. Fitted carpet. Storage cupboard. Wood clad and coved ceiling. Plate rail. Oak panelled door to...

## Kitchen

uPVC double glazed window and door with fitted roller and perfect fit blinds overlooking the garden. Fitted kitchen comprising a variety of wall mounted and base units. 1 1/2 bowl stainless steel sink unit with mixer tap. Granite effect worktops with upstands. Tiled splashbacks. Integral oven, eye level grill and hob. Extractor hood. Wine rack. Plumbing for washing machine. Space for fridge freezer. Extractor fan. Smoke alarm. Wall mounted Combi gas central heating boiler (Worcester). Wall mounted electric meter. Radiator. Tiled floor.

### **Wet Room**

uPVC double glazed window with venetian blind to rear. Close coupled WC with push button flush and wall mounted hand wash basin finished in white. Shower enclosure with electric shower, seat and handrail. Nonslip wet room flooring with floor drain. Part tiled walls. Radiator. Wood clad ceiling.

### **Bedroom 1**

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

## **EXTERIOR**

### **Front Garden**

Block paved frontage and driveway with parking for up to 4 cars (approx). Block paved side pathway and gate to rear garden. External gas meter box. Tiled floor to main entrance door.

### **Rear Garden**

Southerly facing, spacious and landscaped garden. Laid with two lawns, paved patio, decorative stone and slate covered seating areas. Vegetable plot. Planting areas. Variety of ornamental shrubs and trees. Accessible from kitchen and lounge. Water tap. Floodlight.

### **Outbuilding**

Block built storage building with power points and light. Door access to garden.

### **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](mailto: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

**Tenure** Freehold

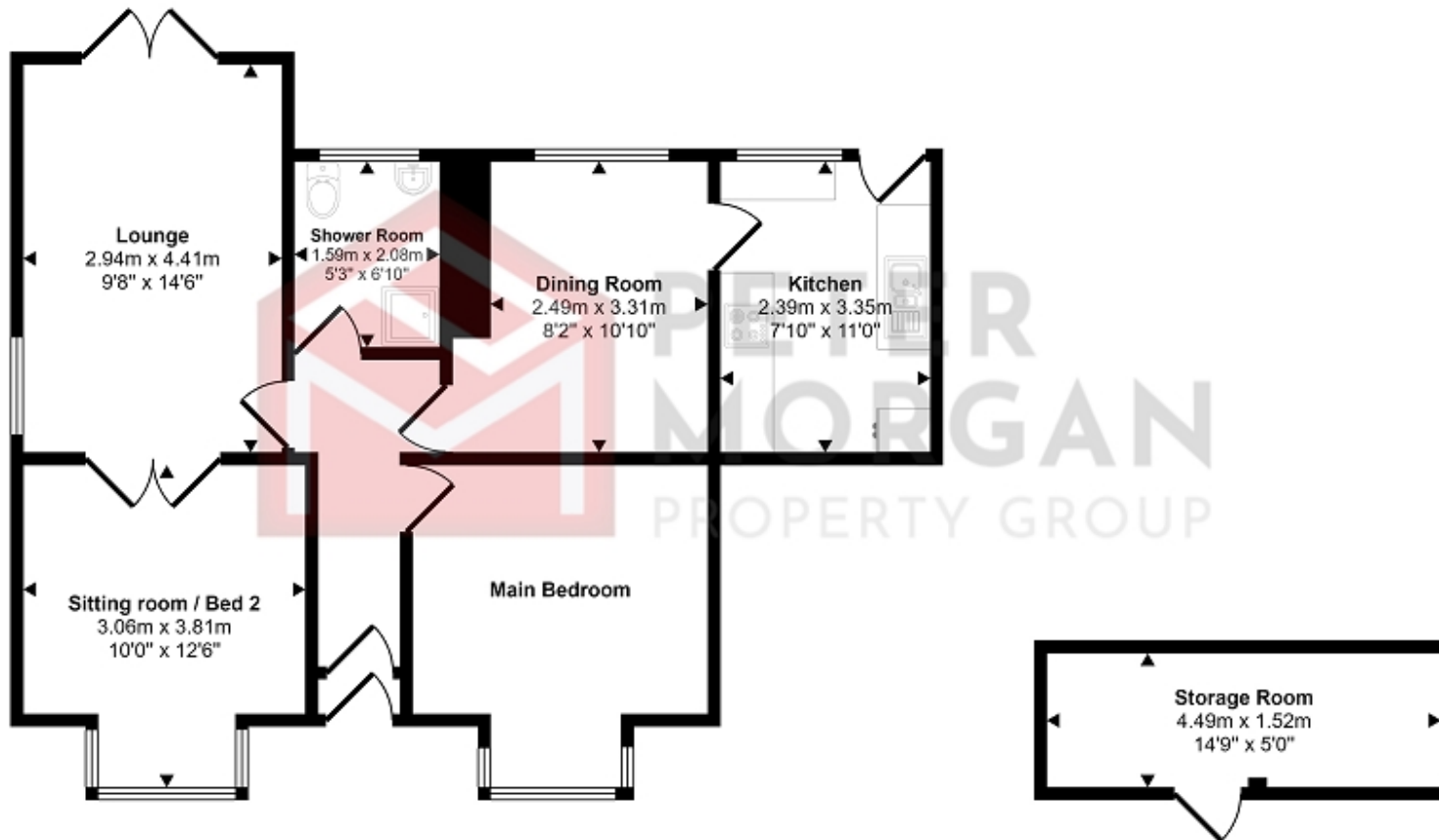









Approx Gross Internal Area  
69 sq m / 748 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft

Storage Room  
Approx 7 sq m / 73 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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