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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



6 Williams Terrace, Brynmenyn, Bridgend, Bridgend County. CF32 9LS



Offers In Region Of **£160,000**

## Main Features

- Extended 2 double bedroom mid terraced home
- Well presented and fully modernised
- Open green space and on road parking to front
- Fully fitted kitchen with appliances
- First floor 4 piece bathroom
- Multi fuel burner/ stove
- 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
- uPVC double glazing and combi gas central heating
- Council Tax Band B. ER:D

## General Information

WELL PRESENTED, FULLY MODERNISED AND EXTENDED, 2 DOUBLE BEDROOM TERRACED HOME WITH OPEN GREEN SPACE AND ON ROAD PARKING TO THE FRONT, OPEN PLAN LIVING SPACES, FULLY FITTED KITCHEN WITH APPLIANCES, MULTIFUEL STOVE, FIRST FLOOR 4 PIECE BATHROOM, LOW MAINTENANCE COURTYARD GARDEN AND MORE!!

Situated in a popular location 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 attractively presented accommodation comprising hallway, lounge, open plan fully fitted kitchen/ dining/ living room, first floor 4 piece bathroom and two double bedrooms.

Externally there is a landscaped low maintenance courtyard garden at rear, compact and private. This home benefits from uPVC double glazing, combi gas central heating and multifuel burner/ stove.

## GROUND FLOOR

## Hallway

uPVC double glazed window and door to front. Fitted vertical blind. Quarter turn carpeted and spindled staircase to first floor. Radiator. Vinyl flooring. Under stairs storage cupboards, one housing tumble dryer. Boxed in electric meter and consumer unit. White panelled doors to living areas.

## Lounge

uPVC double glazed windows overlooking communal green area to front. Recessed fireplace with multi fuel stove. Shelved alcoves. Built-in cabinet housing gas meter. Picture rails. Plastered walls and ceiling. Laminate flooring. TV point. Telephone and Internet connection points.

## Open Plan Kitchen/ Living/ Dining Room

Open plan living area providing indoor / outdoor option via uPVC double glazed French doors to rear garden.

## Kitchen Area

uPVC double glazed windows to side and rear. Fitted kitchen finished with Cream Wood Green doors and Wood affect worktops with up stands. Integral oven, grill, ceramic hob, extractor hood & glass splash plate. Integral fridge freezer, washing machine & dishwasher. 1 1/2 bowl Porcelain sink unit with mixer tap. Combi gas central heating boiler housed in matching wall unit. Extractor fan. Floor level electric heater. Vinyl flooring .Plastered walls and ceiling. Smoke alarm.

## Living / Dining Area

uPVC double glazed French doors to rear garden. Recessed fireplace with alcove. plastered walls and ceiling. Picture rails. Brick papered feature chimney breast. Vinyl flooring. Radiator.

## FIRST FLOOR

## Landing

Fitted carpet. Loft access with pull down ladder leading to part boarded attic space with light. Plastered walls and ceiling. Fitted carpet. White colonial style panel doors to bedrooms and

## Bathroom

uPVC double glazed window to rear. Roman blind. 4 piece bathroom suite in White comprising close couple WC with pushbutton flush, panel bath with mixer tap, pedestal hand wash basin and shower cubicle with mixer shower. Radiator. Vinyl flooring.

## Bedroom 1

Two uPVC double glazed windows overlooking communal green area to front. Fitted vertical blinds. Radiator. Fitted carpet. Fitted wardrobes. Internal window to stairwell. TV connection.

## Bedroom 2

uPVC double glazed window with open aspect over mature gardens to rear. Fitted vertical blinds. Fitted carpet. Alcoves. Wired for wall mounted TV. Radiator.

## EXTERIOR

## Courtyard Style Garden

Private and compact rear garden laid with Indian flagstone patio. Garden shed. Stone built rear wall. Water tap. Power points.

## 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).

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Combi

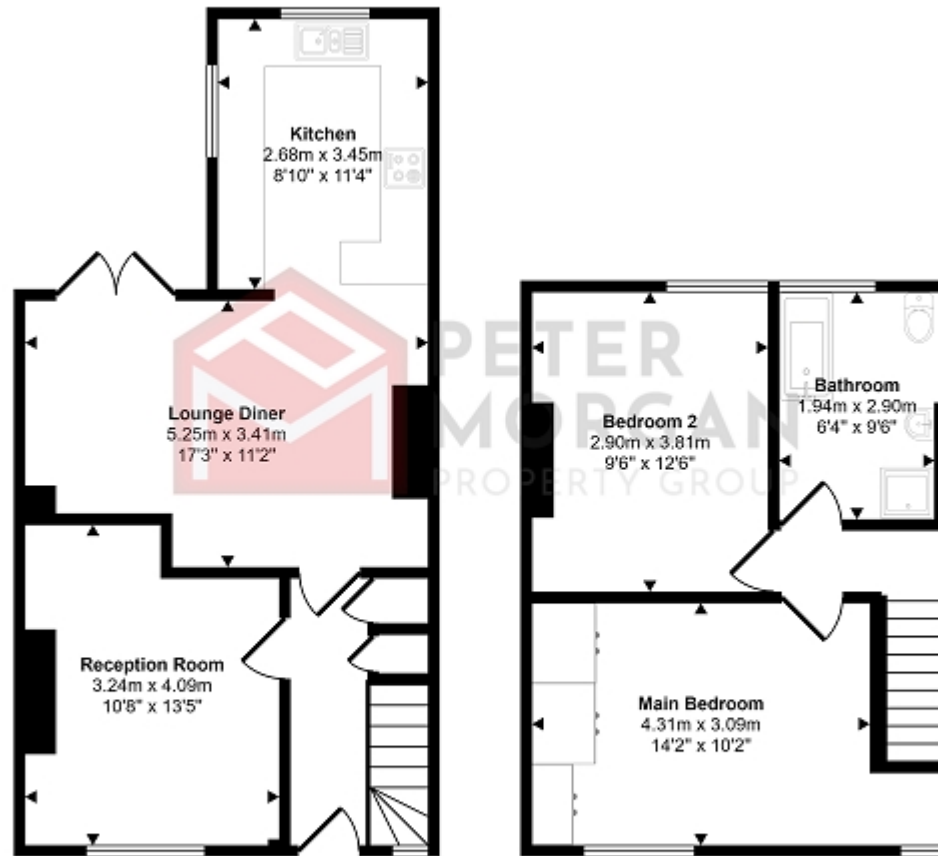
**Tenure** Freehold







Approx Gross Internal Area  
82 sq m / 879 sq ft




Ground Floor  
Approx 46 sq m / 492 sq ft

First Floor  
Approx 36 sq m / 386 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.

## 6 Williams Terrace, Brynmenyn, Bridgend, Bridgend County. CF32 9LS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 ?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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