

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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33 Trem Gwlad Yr Haf, Coity, Bridgend. CF35 6HG

Offers In Region Of £285,000

Main Features

- Immaculately presented 4 bedroom 2 bathroom townhouse with sun lounge
- Open plan indoor/ outdoor living via bi-folding doors
- Main bedroom suite occupying whole of second floor
- South facing landscaped and tiered individual garden. Woodland/ green aspect to front
- Substantially larger than adjoining properties
- Larger than average garage and 2-3 car driveway and door to garden
- Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre
- NHBC structural warranty
- Combi gas central heating and uPVC double glazing
- Council Tax Band E. EPC:B

General Information

IMMACULATELY PRESENTED AND EXTENDED WITH SUN LOUNGE, 4 BEDROOM, 2 BATHROOM TOWN HOUSE WITH OPEN PLAN INDOOR/ OUTDOOR LIVING VIA BI-FOLDING DOORS, MAIN BEDROOM SUITE OCCUPYING THE WHOLE OF SECOND FLOOR WITH DRESSING AREA AND ENSUITE SHOWER ROOM. SOUTH FACING 2 TIER REAR GARDEN, LARGER THAN AVERAGE GARAGE WITH PEDESTRIAN ACCESS TO REAR AND ELECTRICITY. 2-3 CAR DRIVEWAY, NHBC STRUCTURAL WARRANTY AND MORE!!

This property is substantially larger than the adjoining properties and is situated on a plot with South facing rear garden and woodland aspect to front. 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 hallway, cloakroom, kitchen/ dining room, lounge with French doors to modern uPVC sun lounge with bi-folding doors to garden, first floor landing, family bathroom, 3 bedrooms, one being option first floor sitting room with Juliet balcony. Whole of second floor main bedroom suite with dressing area and ensuite shower room.

Externally there are landscaped tiered garden with patio, lawn and hot tub/ sitting area. Garage with room for car and storage. 2-3 car driveway. This home benefits from a NHBC structural warranty, combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

Double glazed metal front door. Porcelain tiled floor. Plastered walls and ceiling. Mains powered smoke alarm. 1/2 turn carpeted and spindled staircase to 1st floor. Under stairs store cupboard. Radiator. Wall mounted central heating thermostat. White wheelchair friendly colonial style fire doors to living rooms and..

Cloakroom

uPVC double glazed window to front. Two-piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with lever tap and tiled splashback. Porcelain tiled floor. Radiator Plastered walls and ceiling. Extractor fan. Wall mounted electrical consumer unit.

Kitchen / Dining Room

uPVC double glazed window with open aspect over woodland to front. Fitted kitchen finished with shaker style doors with brushed twisted steel handles. Granite worktops with upstands and tiled splashbacks. 1 1/2 bowl stainless steel sink unit with monobloc tap. Integral oven, grill, hob and extractor hood. Granite splashplate. Plumbed for washing machine. Spaces for tumble dryer and fridge freezer. Porcelain tiled floor. Carbon monoxide detector. Extractor fan. Plastered walls and ceiling. Radiator. Combi gas central heating boiler housed in matching unit.

Lounge

uPVC double glazed window and French doors with fitted blinds to sun lounge. Grey wood grain laminate flooring. Plastered walls and ceiling. Radiator. TV, telephone and Internet connection points.

Sun Lounge

Modern accommodation with uPVC double glazed bi- folding doors to rear garden, providing indoor/ outdoor living. uPVC frosted windows to side. Double glazed sun reflective glass roof with inset spotlights. Designer vertical radiator. Ceramic tiled floor. Electrical isolator switches for garage and garden hot tub. Electric power points.

FIRST FLOOR

Landing

1/2 turn carpeted and spindled staircase to 2nd floor. Balustrade with spindles. Fitted grey carpet. Airing cupboard. Storage cupboard. Plastered walls and ceiling. Mains powered smoke alarm. White colonial style fire doors to bedrooms and..

Family Bathroom

uPVC double glazed window to front. Fitted three-piece suite in white comprising close couple WC with push button flush, pedestal hand wash basin with lever taps and tiled splashback and panelled bath with mixer tap and tiled surround. Grey wood grain cushion flooring. Extractor fan. Plastered walls and ceiling. Radiator.

Bedroom 2/ 1st Floor Living Room

uPVC double glazed French doors with Juliet balcony, having open outlook over woodland to front. Fitted grey carpet. Plastered walls and ceiling. Radiator.

Bedroom 3

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

Bedroom 4

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

SECOND FLOOR

Landing

Plastered walls and ceiling. Mains powered smoke alarm. Fitted grey carpet. White colonial style fire door to..

Master Bedroom Suite

uPVC double glazed window with open outlook over woodland to front. uPVC double glazed window to rear. Wall mounted gas central heating thermostat. Fitted grey carpet. Fitted wardrobes with sliding mirror doors. Plastered walls and ceiling. Loft access. 2 radiators. White colonial style panelled door to..

En-suite shower room

uPVC double glazed window to rear. Three-piece shower suite in white comprising close couple WC with pushbutton flush, pedestal hand wash basin with lever taps and tiled splashback. Tiled shower cubicle with rainstorm head mixer shower and hair wash spray. Radiator. Plastered walls and ceiling. Extractor fan. Grey woodgrain cushion flooring.

EXTERIOR

Frontage

Open plan turfed front garden with its own lantern style streetlight (owned by Bridgend Highways). Paved pathway and outer porch to front door. Within 15m of the property there is a three car driveway leading to garage.

Semi Detached Garage

Up and over door to front. Electric light and power. Pedestrian door to rear garden.

Rear Garden

Fully landscaped, tiered, South facing rear garden, enjoying all day sunshine. Laid with slate flagstone patio from sun lounge with water tap, wood fencing and paved pathway, leading to rear entrance door to garage. 5 low rising steps to lower level which has been landscaped to include artificial grass lawn with three decorative slate laid areas and artificial grass laid hot tub/sitting 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

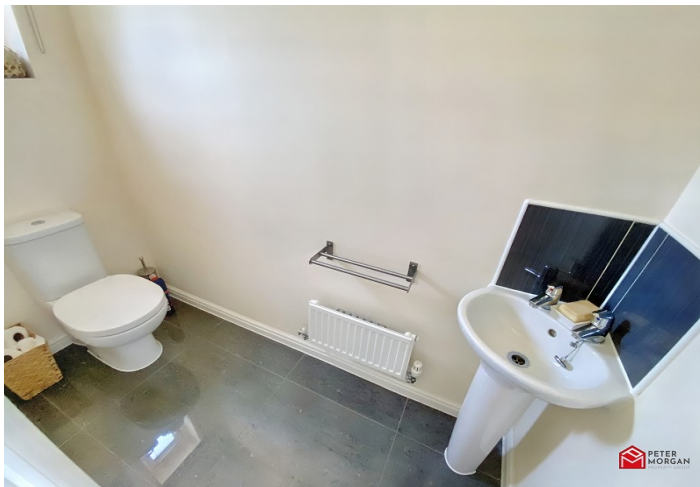
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Combi

Tenure (To be confirmed) Freehold

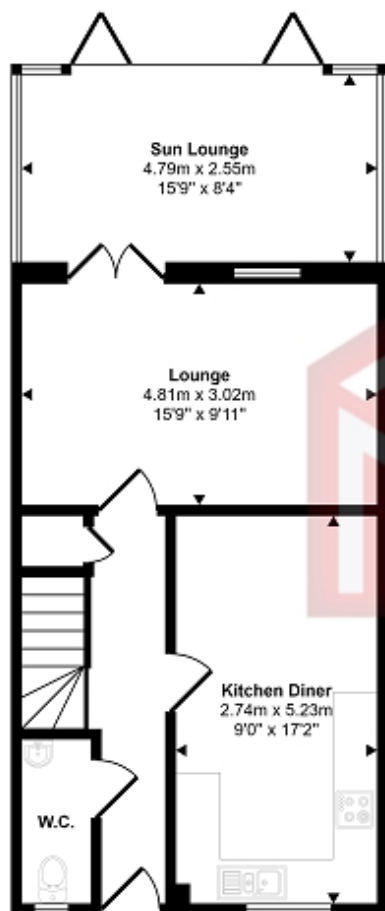




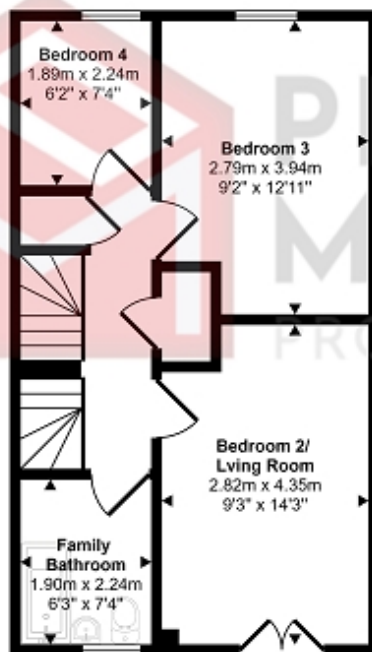




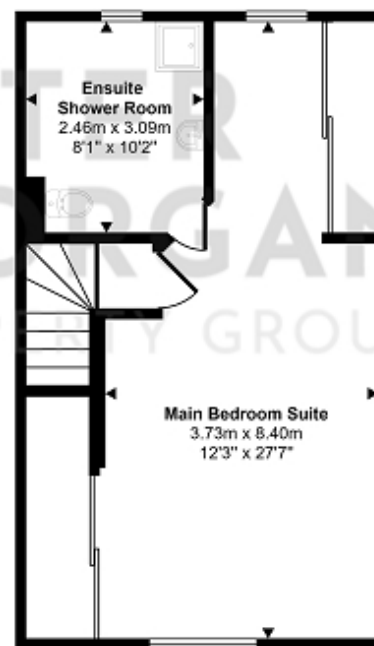
Approx Gross Internal Area
156 sq m / 1676 sq ft



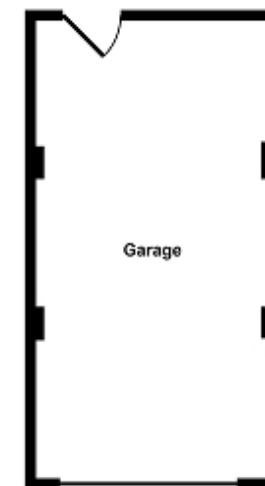
Ground Floor
Approx 54 sq m / 580 sq ft



First Floor
Approx 41 sq m / 442 sq ft




Second Floor
Approx 41 sq m / 440 sq ft



Garage
Approx 20 sq m / 214 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		95
(81-91) B	86	
(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 ?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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