

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



20 Heol Felyn Fach, Tondu, Bridgend, Bridgend County. CF32 9DE



£147,500

Main Features

- No 20 occupies an internal corner plot away from passing traffic
- 2 double bedrooms
- Rear parking and landscaped gardens
- No ongoing chain
- Highly convenient for rail and bus links
- 2.5 miles from the M4 at Jct 36
- Convenient for local schools, leisure centre, supermarket and filling station
- Semi detached home with well presented accommodation
- uPVC double glazing and combi gas central heating
- Council Tax Band B. EPC:C

General Information

NO 20 OCCUPIES AN INTERNAL CORNER PLOT AWAY FROM PASSING TRAFFIC AND BENEFITS FROM 2 DOUBLE BEDROOMS, REAR PARKING, LANDSCAPED GARDENS, NO ONGOING CHAIN AND MORE!!

Situated in a small popular culdesac, highly convenient for rail and bus links. Approximately 2.5 miles from the M4 at Junction 36. Convenient for local schools, leisure centre, supermarket and filling station. Parc Slip Nature Reserve and Bryngarw County Park are also nearby.

This semi detached home has well presented accommodation comprising lounge, kitchen/ dining room, landing, bathroom, 2 double bedrooms and benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Lounge

uPVC double glazed door and window to front. Radiator. 1/4 turn spindled staircase with carpeted central runner to 1st floor. Laminate flooring. Plastered walls. Textured ceiling. Coving. TV telephone and Internet points. Glazed door to

Kitchen / Dining Room

uPVC double glazed window and door to rear garden. Fitted kitchen finished with high gloss white doors and brushed steel handles. Wood effect worktops. 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Integral oven, grill, five ring gas hob, extractor hood and washing machine. Wall mounted Combi gas central heating boiler. Space for fridge freezer. Radiator. Grey wood grain vinyl tiled flooring. Plastered walls. Textured ceiling.

FIRST FLOOR

Landing

Wood grain effect vinyl tiled floor. Attic entrance. White colonial style panelled doors to bedrooms and..

Bathroom

uPVC double glazed window to rear. Fitted three-piece bathroom suite in white comprising close coupled WC, with pushbutton flush, pedestal hand wash basin with monobloc tap and panelled bath with mixer tap and overhead mixer shower with glass screen. Part tiled walls. Tiled floor. Chrome heated towel rail. Wall mounted mirrored cabinet. Extractor fan. Spotlight

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted grey carpet. Plastered walls. Textured ceiling. Panelled feature wall. Built in over stairs cupboard.

Bedroom 2

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

EXTERIOR

Front Garden

Open plan low maintenance front garden with a variety of decorative shrubs. Laid with decorative stone, opening to side garden area, ideal for bin storage. Concrete pathway and overhead canopy to front door. External secure storage area. Boxed in gas and electric meters.

Rear Garden

Landscaped garden laid to lawn and paved patio. Decorative stone laid and flagstone pathway. Planting areas laid with decorative stone and wood bark. Wood fencing. External power point. Water tap. Gate access to communal parking area.

Side Garden

Currently used for storage with metal garden shed to remain.

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 B

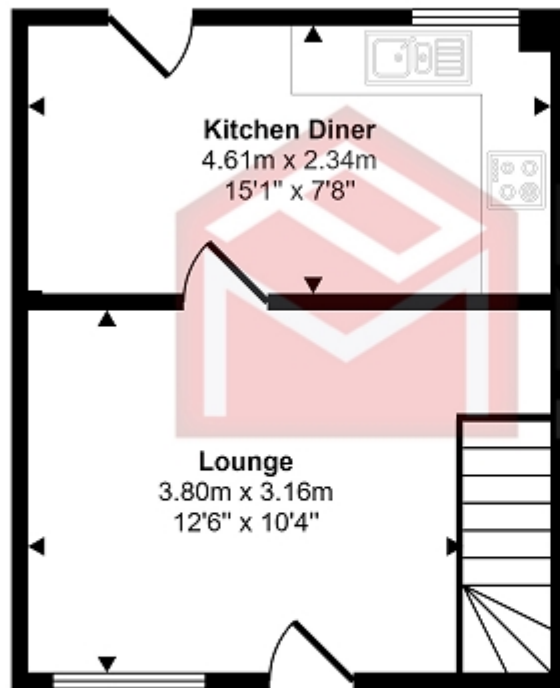
Current heating type Combi

Tenure Freehold

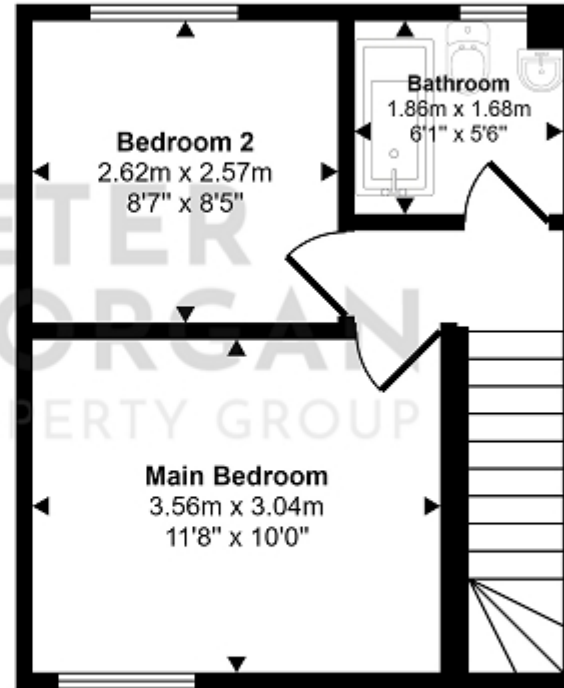




Approx Gross Internal Area
52 sq m / 564 sq ft




Ground Floor
Approx 26 sq m / 279 sq ft



First Floor
Approx 26 sq m / 285 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	88
(81-91)	B	
(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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