

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



73 Waunscil Avenue, Bridgend, Bridgend County. CF31 1TN



£225,000

Main Features

- Three bedroom detached property
- Lounge & separate sitting room
- Kitchen
- Side porch with access to garage & rear garden
- Front garden with paved driveway
- Enclosed rear garden
- Council Tax Band: D EPC:D

General Information

THREE BEDROOM DETACHED PROPERTY WITH ATTACHED GARAGE & ENCLOSED REAR GARDEN.

Situated in a highly convenient location within 1/4 mile from Bridgend Town Centre, local schools, transport links, supermarkets & more. The M4 is within approximately 2.9 miles at Junction 36.

This three bedroom property has accommodation comprising hallway, lounge, sitting room, kitchen, side porch with access to garage & rear garden. First floor landing, 3 bedrooms & bathroom.

Externally there are front & rear gardens.

The property benefits from combi gas central heating & uPVC double glazing.

GROUND FLOOR

Hallway

Door with full length glazed side panels and window lights to front. Carpeted 1/4 turn staircase to first floor. Balustrade and spindles. 2 understairs store cupboards. Laminate flooring. Radiator with decorative cover. Smoke alarm.

Lounge

(16' 8" x 12' 6") or (5.08m x 3.81m)
uPVC double glazed bow window to front. Decorative stone fireplace. Laminate flooring. Radiator. Coving. Fan light.

Sitting Room

(12' 7" x 11' 7") or (3.84m x 3.52m)
uPVC double glazed patio door to rear garden. Electric wall mounted fire. Laminate flooring. Radiator. Coving. Wall and ceiling lights.

Kitchen

(12' 2" x 8' 3") or (3.72m x 2.51m)
uPVC double glazed window to rear. Side door to porch. A range of fitted wall mounted and base units finished with wood doors. Stainless steel sink unit with monobloc tap. Integral oven, hob and extractor hood. Tiled splashbacks. Plumbed for dishwasher. Laminate flooring.

Side Porch

Providing access to garage and rear garden.

W.C.

Window. Low level W.C.

FIRST FLOOR

Landing

uPVC double glazed window to side. Laminate flooring. Smoke alarm. Loft access.

Family Bathroom

uPVC double glazed window to rear. 3 piece bathroom suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with mixer tap and panelled bath with Rainstorm mixer shower and mixer tap with hairwash spray. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan. Open cupboard with shelving and housing gas central heating combi boiler.

Bedroom 1

(12' 7" x 13' 1") or (3.83m x 4.00m)

(measurement is to wardrobe). uPVC double glazed window to front. Full width mirrored wardrobes. Laminate flooring. Radiator.

Bedroom 2

(11' 7" x 10' 8") or (3.54m x 3.26m)

(measurement is to wardrobe). uPVC double glazed window to rear. Fitted mirrored wardrobes. Laminate flooring. Radiator.

Bedroom 3

(9' 9" x 7' 7" x 12' 7") or (2.97m x 2.32m x 3.83m)

uPVC double glazed window to front. Fitted cupboard. Laminate flooring. Radiator.

EXTERIOR

Front Garden

Double gates to block paved driveway. Laid to lawn. Mature hedge screening and wooden fencing.

Attached Garage

Up and over vehicular door. Window to side. Electric power and lighting. Sink unit. Plumbed for washing machine.

Rear Garden

Enclosed garden. Laid to lawn and concrete pathway. Patio and stone covered areas. Shed. Outside tap. Side gate.

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

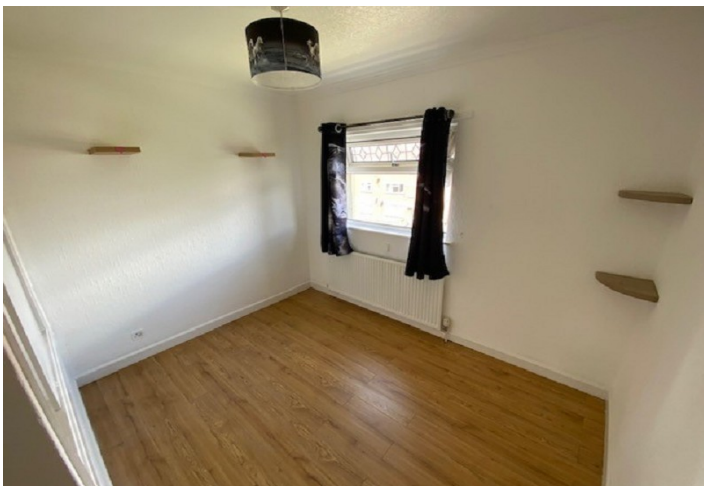
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D


Current heating type Combi

Tenure Freehold







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

Neath Head Office

neath@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgend@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

maesteg@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Port Talbot

porttalbot@petermorgan.net

49 Station Road
Mid Glamorgan
SA13 1NW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgend@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

