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2 Pentre Beili Terrace, Lewistown, Bridgend, Bridgend County. CF32 7LP



Offers In Region Of **£115,000**

Main Features

- Mid terraced home
- 3 bedrooms
- Lounge / dining room
- First floor bathroom
- Fitted kitchen
- Far reaching views to front over local area, hills and woodland
- Situated within approximately 5 miles of the M4 at Junction 36
- 1.5 miles from Ogmore Vale. Convenient for local shop / post office and cycle track. Village amenities at Blackmill are within approximately 1 mile
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: D

General Information

3 BEDROOM MID TERRACED HOME WITH OPEN PLAN LOUNGE/ DINING ROOM, FIRST FLOOR FAMILY BATHROOM AND FAR REACHING VIEWS OVER LOCAL AREA, HILLS AND WOODLAND TO FRONT.

Situated within approximately 5 miles of the M4 at Junction 36. 1.5 miles from Ogmore Vale. Convenient for local shop / post office and cycle track. Village amenities at Blackmill are within approximately 1 mile.

The accommodation comprises ground floor hallway, lounge/ dining room, kitchen, first floor landing, family bathroom and 3 bedrooms. There is a yard area and tired garden to the rear. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

Composite double glazed main entrance door to front. Tiled floor to door entrance. Cushioned flooring to main hallway. Carpeted, quarter turn staircase to 1st floor. Period archway. Plastered walls and ceiling. Wall mounted electrical consumer unit and meter. Radiator. Part glazed door to..

Lounge/Dining Room

Open plan room connected via archway. uPVC double glazed window with far-reaching views over the local area, woodland and hills to front. uPVC double glazed window to rear. Two radiators. Fitted carpet. Plastered walls and ceiling. Alcoves. Boxed in gas meter. TV connection. Telephone and Internet connection points. Understairs store cupboard. Part glazed door to..

Kitchen

uPVC double glazed windows to side area. uPVC double glazed door to rear. Fully fitted kitchen finished with wood effect doors and antique style handles. 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Integral oven, grill, induction hob, extractor hood, fridge freezer and dishwasher. Plumbed for washing machine. Space for tumble dryer. Wall mounted gas central heating combi boiler. Tiled floor. Plastered walls and ceiling. Coving.

FIRST FLOOR

Landing

Balustrade and spindles. Loft access. Smoke alarm. Plastered walls and ceiling. Coving. Fitted carpet. Wood panelled doors to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. Four piece bathroom suite in white comprising close coupled WC, pedestal hand wash basin, panelled bath and shower cubicle with mixer shower. Tiled walls. Cushion flooring. Radiator. Plastered ceiling. Coving.

Bedroom 1

uPVC double glazed window with far-reaching views over local area, woodland and hills to front. Laminate flooring. Plastered walls and ceiling. Coving. Radiator.

Bedroom 2

uPVC double glazed window to rear. Radiator. Laminate flooring. Plastered walls and ceiling.

Bedroom 3

uPVC double glazed window with far-reaching views over local area, woodland and hills to front. Laminate flooring. Plastered walls and ceiling. Coving. Radiator.

EXTERIOR

Rear Garden

Yard area with outdoor power point and LED security floodlight. Water tap. Steps to 2 tier garden area, laid with turf and paved patio.

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 A

Current heating type Combi

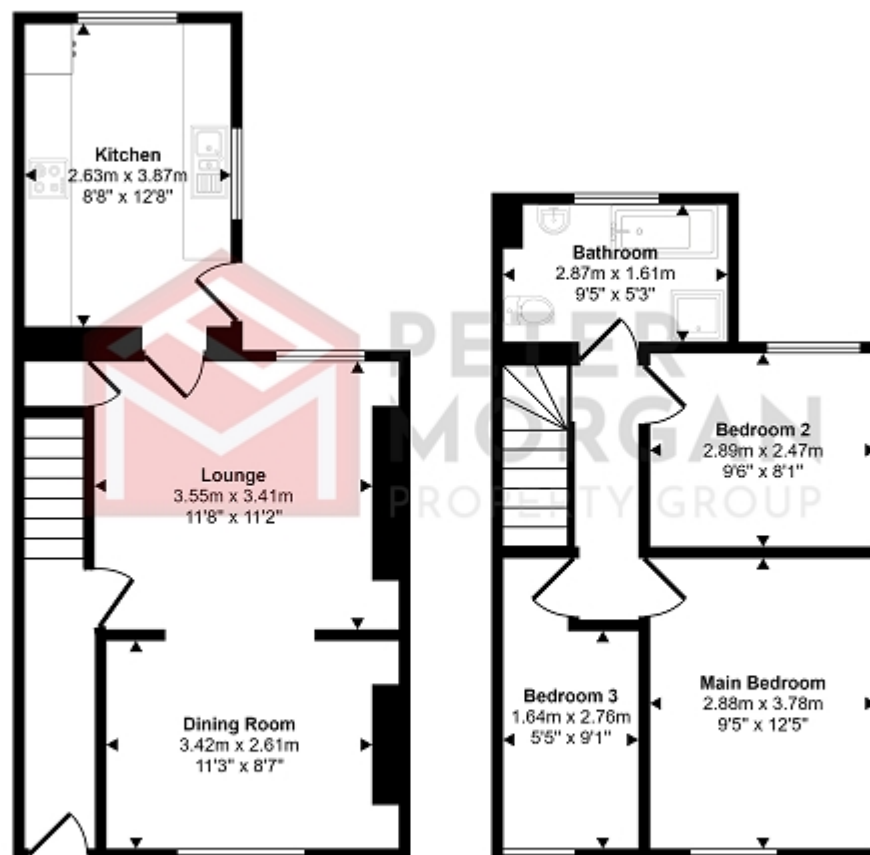
Tenure Freehold







Approx Gross Internal Area
77 sq m / 824 sq ft




Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 35 sq m / 380 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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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