

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



7 Llewellyn Street, Nantymoel, Bridgend, Bridgend County. CF32 7RF



£122,500

Main Features

- Good size double fronted terraced
- 3 bedrooms
- Open plan lounge/ dining room
- Fitted kitchen
- Ground floor w.c & first floor family bathroom
- Elevated rear garden with rear access
- The garden is in need of some completion works
- Combi gas central heating & uPVC double glazed
- The property has undergone recent re-rendering which was completed in August 2022
- Council Tax Band:B EPC:D

General Information

GOOD SIZED DOUBLED FRONTED TERRACED PROPERTY WITH 3 BEDROOMS, DRESSING ROOM AND OPEN PLAN LOUNGE-DINER ACCOMMODATION.

Situated within the village. Convenient for all amenities, cycle track and school. Approximately 8 miles from the M4 at Junction 36 and 6 miles from Treorchy.

The property comprises of entrance porch, open plan lounge/diner and fitted kitchen, ground floor w.c. First floor landing, family bathroom 3 bedrooms and dressing room. Elevated rear garden with rear access. The garden is in need of some completion works.

The property benefits from combi gas central heating. uPVC double glazing throughout which was newly installed in August 2022. The front of the property has also undergone recent rendering works which was completed in August 2022.

GROUND FLOOR

Porch

Composite door to front Tiled floor. Two single pane windows. Plastered walls. Door leading into lounge/diner.

Lounge / Diner

Two uPVC double glazed windows. Laminate flooring. Plastered ceiling and walls. Under stairs storage cupboard. Two radiators. Feature fireplace with marble hearth. Two wall light fittings. Two ceiling light fittings. Staircase to first floor.

Kitchen

uPVC double glazed window to rear garden. A range of fitted wall mounted and base units. Plumbed for washing machine and dishwasher. Five ring gas hob with electric oven and chrome chimney style extractor hood. Space for fridge/freezer. Ceramic tiled floor. Radiator. Plastered walls and ceiling. Light fitting to ceiling. Doorway leading to rear hallway and W.C.

W.C.

Low level w.c. Radiator. Sink unit. Tiled flooring. uPVC double glazed window with obscured glass. Light fitting to ceiling.

Rear Hallway

uPVC double glazed door with obscured glass. Tiled floor.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Fitted carpet. Plastered walls. Doors leading to bedrooms and..

Family Bathroom

uPVC double glazed window with obscured glass. 3 piece suite comprising low level w.c, sink unit and bath with electric over head shower. Vinyl flooring. Part plastered walls. Tiled splash backs. Radiator.

Bedroom 1

uPVC double glazed window to rear. Carpet. Plastered walls and ceiling. Radiator. Light fitting.

Bedroom 2

uPVC double glazed window to front. Carpet. Plastered walls and ceiling. Light fitting. Radiator.

Bedroom 3

uPVC double glazed window to front. Carpet. Plastered walls and ceiling. Radiator. Two single pane windows facing to bedroom four.

Dressing Room

Single pane window to central wall. Carpet. Plastered walls and ceiling. Radiator. Light fitting.

EXTERIOR

Rear Garden

Rear elevated tiered garden with rear access. Steps leading to artificial lawned area with two additional tiered unfinished sections.

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 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

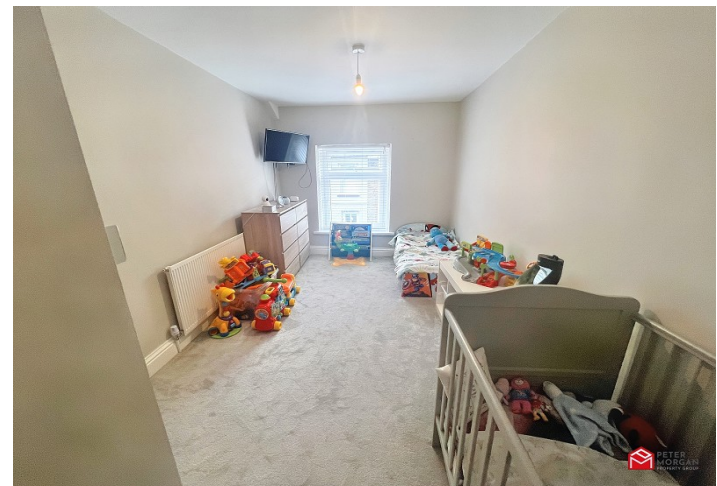
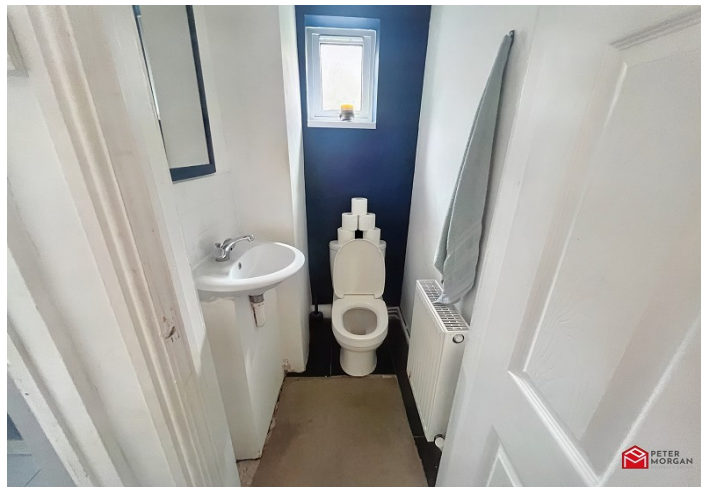
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

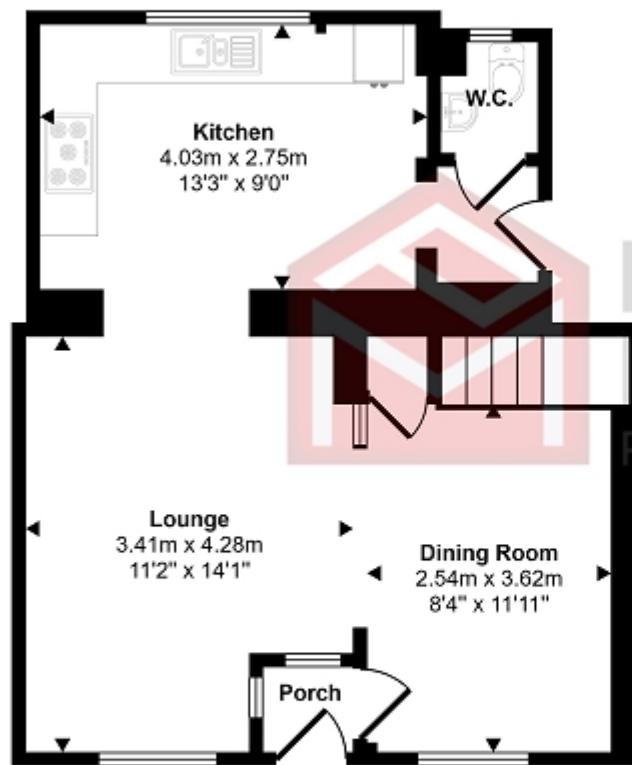
Current heating type Combi

Tenure Freehold

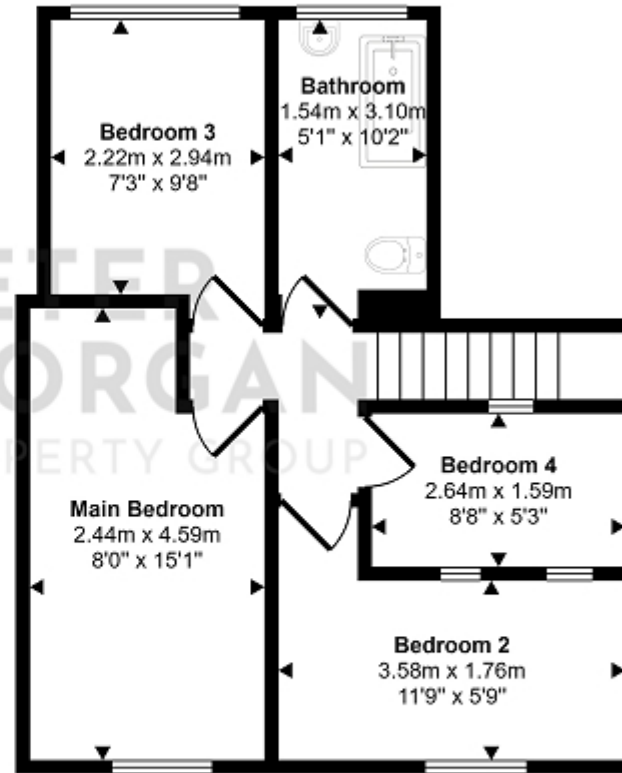




Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft

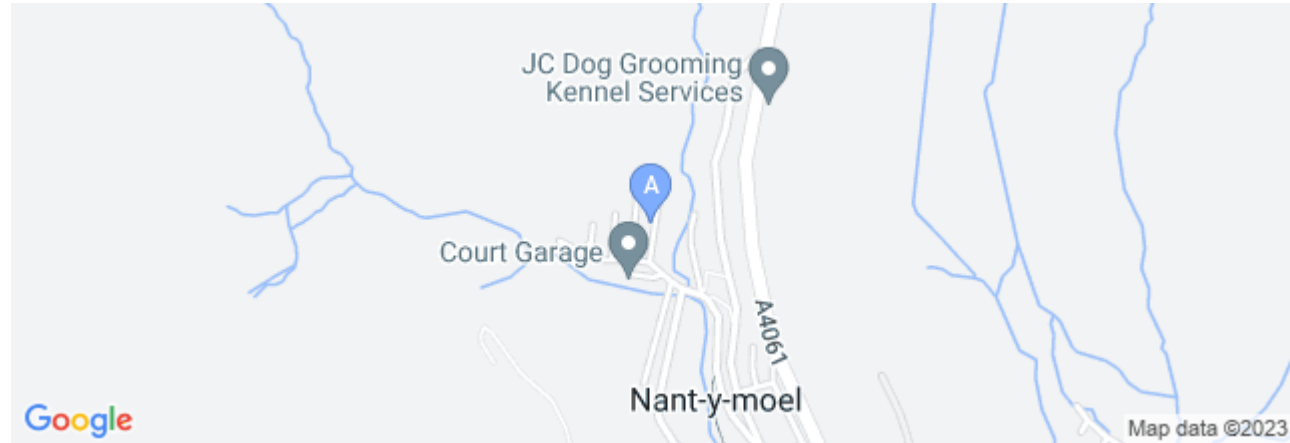


First Floor
Approx 40 sq m / 428 sq ft

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		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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 Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



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

www.petermorgan.net
03300 563 555

