

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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113 Park Street, Bridgend, Bridgend County. CF31 4BB



£225,000

Main Features

- Unique 'Art Deco' style (Circa 1920/30's) end of link character home
- 3 bedrooms (2 with double aspect)
- Spacious and 'Quirky' accommodation in a highly convenient location
- 1/4 mile from Bridgend Town Centre, Newbridge playing fields, swimming pool and leisure centre
- Major Intercity rail link at Bridgend Railway Station
- Approximately 5 miles from the Heritage Coastline and 2.5 miles from the M4 at Jct 36 at Sarn
- Double aspect fitted shaker style kitchen/ breakfast room. Double aspect lounge/ dining room. Utility and cloakroom.
- Allocated parking space
- uPVC DG and Combi GCH. Vacant possession
- Council Tax Band D. EPC:D

General Information

UNIQUE 'ART DECO' STYLE (CIRCA 1920'S/ 30'S), 3 BEDROOM END OF LINK CHARACTER HOME WITH SPACIOUS AND 'QUIRKY' ACCOMMODATION IN A HIGHLY CONVENIENT LOCATION.

Situated within 1/4 mile from Bridgend Town Centre, Newbridge playing fields, swimming pool and leisure centre. Major Intercity rail link at Bridgend Railway Station and bus links at Bridgend Bus Station. Approximately 5 miles from The Heritage Coastline at Ogmere By Sea and 2.5 miles from the M4 at Junction 36 at Sarn.

This home has accommodation comprising vestibule, hallway, double aspect fitted Shaker style kitchen/ breakfast room with appliances, double aspect lounge/ dining room with garden aspect, utility room, cloakroom and side porch. First floor landing, bathroom and 3 bedrooms, 2 being double aspect with mature aspects. Externally there are private front and side gardens with patio areas, lawn and decking. Allocated parking space available within rear parking area. This home benefits from uPVC double glazing, combi gas central heating and is offered with vacant possession.

GROUND FLOOR

Vestibule

uPVC double glazed main entrance door. Cushioned flooring. Coat rail. Part glazed original door to..

Hallway

Half turn carpeted and spindled staircase to 1st floor with handrail. Under stairs store cupboard with light. Victorian tile effect cushioned flooring. Smoke alarm.

Lounge/Dining Room

Double aspect room overlooking garden, comprising uPVC double glazed windows to side and front. Vertical blinds. Two radiators. Fitted carpet. Fire surround. Alcove. Plastered walls and ceiling. Coving. TV connection. Telephone and Internet points.

Kitchen/Breakfast Room

Double aspect room, having uPVC double glazed windows to front and side. Vertical blinds. Fitted 'Shaker style' kitchen finished with cream doors and brushed steel handles. Wood effect worktops. Tiled splashbacks. Stainless steel cooking range with electric oven/ grill and five ring gas hob. Tiled splashback. Stainless steel extractor hood. Integral dishwasher. Space for fridge freezer. Breakfast bar. Corner carousel and 2 larder units. Radiator. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Grey tile effect vinyl flooring.

Utility Room

Stable door to side porch. Cushioned flooring. Fitted wall mounted and base units finished with Oak doors and brushed steel handles. Plumbed for washing machine. Airing cupboard housing wall mounted combi gas central heating boiler. Wall mounted electrical consumer unit. PVC clad ceiling. Part glazed door to..

Cloakroom

Two piece suite in white comprising close coupled 'Saniflo' w.c with push button flush and pedestal hand wash basin with monobloc tap. Chrome heated towel rail. Cushioned flooring. Plastered walls. Mirrored wall mounted cabinet. PVC clad ceiling.

Side Porch

uPVC double glazed door to front. uPVC double glazed windows to side and rear. Cushioned flooring. Worktop and space for tumble dryer.

FIRST FLOOR

Landing

Balustrade and spindles. Fitted grey carpet. Smoke alarm. Access to bedrooms and..

Bathroom

uPVC double glazed window to side. Three-piece suite in white comprising close couple w.c with push button flush, pedestal hand wash basin and panelled bath with mixer tap and overhead shower spray. Cushioned flooring. Part tiled walls. Radiator. PVC clad ceiling. Linen cupboard.

Bedroom 1

Double aspect room overlooking mature gardens from uPVC double glazed windows to side and front. Vertical blinds. 2 radiators. Fitted grey carpet. Plastered walls and ceiling. Coving. TV connection.

Bedroom 2

Double aspect room, having uPVC double glazed windows to front and side. Vertical blinds. Fitted grey carpet. Bedside wall lights. TV connection. Plastered walls and ceiling. Coving.

Bedroom 3

uPVC double glazed window to front. Vertical blind. Radiator. Fitted grey carpet. Plastered and coved ceiling.

EXTERIOR

Front Garden

Brick built boundary wall. Wrought iron railings and gate. Paved pathway to front door and to paved patio areas. Borders with mature shrubs. Open access to..

Side Garden

Laid with paved patio and pathway. Lawn. Wood decking. Tree-lined perimeter brick boundary walls. Wood fencing. Allocated parking space within communal car park. Side entrance to the dwelling via side porch. Two integral bin storage areas.

Leasehold details

Monthly service charge £154.83 as of 21/06/2023

999 years from 1/1/1979

Peppercorn Ground Rent £1 as of 23/01/1981

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

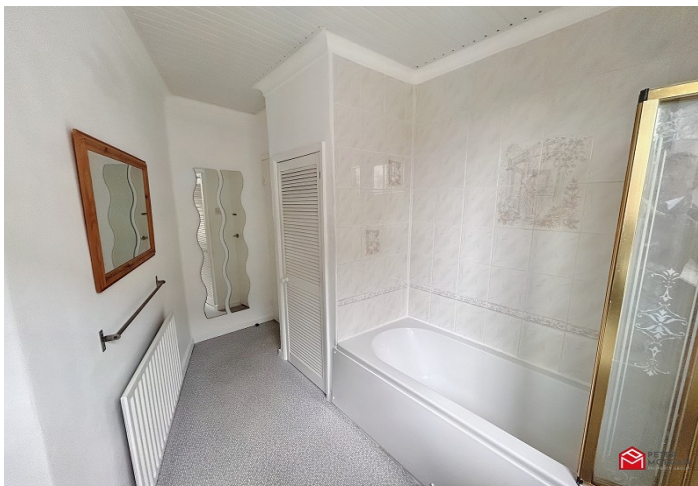
Current heating type

Combi

Tenure

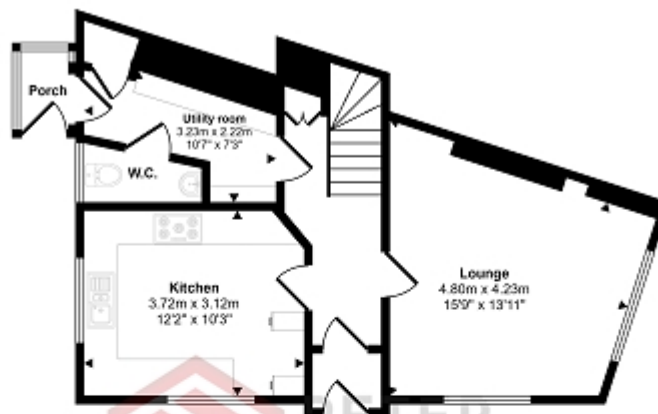
Leasehold



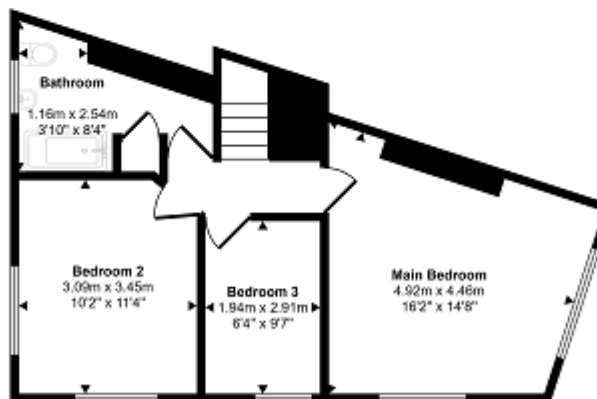




Approx Gross Internal Area
92 sq m / 993 sq ft




Ground Floor
Approx 46 sq m / 499 sq ft



First Floor
Approx 46 sq m / 494 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	58	
(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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