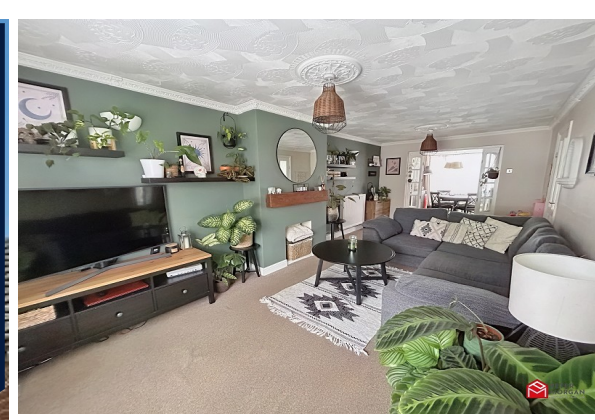


THE GUILD
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2021
WALES
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GOLD WINNER

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The Telegraph



12 Bryn Deri, Bryntirion, Bridgend, Bridgend County. CF31 4EN



Offers In Region Of £165,000

Main Features

- Extended 3 double bedroom end of terrace home
- Off road parking
- Cloakroom & utility room
- Lots of potential
- Convenient location for local shops, playing fields, school's & bus links
- Approximately 2 miles from Bridgend Town Centre
- Approximately 4 miles from the M4 at Junction 36
- uPVC double glazing
- Combi gas central heating
- Council Tax Band: B. EPC:D

General Information

EXTENDED 3 DOUBLE BEDROOM END OF TERRACE HOME WITH OFF ROAD PARKING, REAR GARDEN, CLOAKROOM & UTILITY ROOM & LOTS OF POTENTIAL.

Situated in convenient location for local shops, playing fields, schools & bus links. Approximately 2 miles from Bridgend Town Centre and approximately 4 miles from the M4 at Junction 36.

This home has accommodation comprising hallway, cloakroom, lounge, dining room, kitchen, utility room. 3 double bedrooms & family bathroom.

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

GROUND FLOOR

Hallway

uPVC double glazed front door with matching side panel. Tiled floor. Staircase to first floor. Part glazed door to living rooms. White colonial style panel door to

Cloakroom

Close coupled w.c with push button flush and wall mounted hand wash basin with tiled splash back. Radiator. Tiled floor. Extractor fan.

Lounge

uPVC double glazed window to front. TV, Internet and telephone connection points. Fireplace recess. Two radiators. Display niches. Carpet. Part glazed door to kitchen. Internal glazed doors to

Dining Room

uPVC double glazed windows to rear. French doors to side. Laminate flooring.

Kitchen

uPVC double glazed window and door to rear. Fitted kitchen finished with White shaker style doors and granite effect worktops. Stainless steel sink unit with mixer taps. Integral oven grill, ceramic hob and extractor hood. Space for fridge/freezer. Tiled floor. Part tiled walls. White colonial style panel door to

Utility Room

uPVC double glazed window to side. Combi gas central heating boiler. Plumbed for washing machine and dishwasher. Space for tumble dryer. Tiled floor. Radiator. Under stairs storage.

FIRST FLOOR

Landing

Smoke alarm. Fitted wardrobe. Loft access.

Bathroom

Two uPVC double glazed windows to rear. Three-piece bathroom suite in White comprising close coupled w.c with push button flush, pedestal hand wash basin with waterfall tap & panelled bath with waterfall tap and overhead mixer shower. Extractor fan. Cushion flooring.

Bedroom 1

uPVC double glazed window to front. Fitted wardrobe. Carpet. Panelled feature wall. Coving. TV connection. Vertical radiator.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet. Coving.

EXTERIOR

Front Garden

Off-road parking for two cars. Pathway to front door. Gate and pathway leading to rear garden. External gas meter box.

Rear Garden

Rear garden with access to communal parking area at rear. Laid with turf & decorative stone. Dividing wood fence and gate. Hard standing garden shed, potential to create off-road parking or construction of garage accessible from the car park (subject to planning permission being granted). Water tap. Power Point. Floodlight.

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

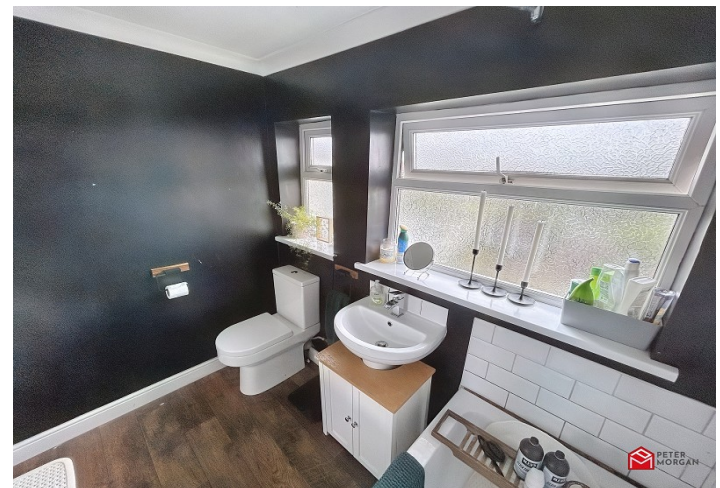
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

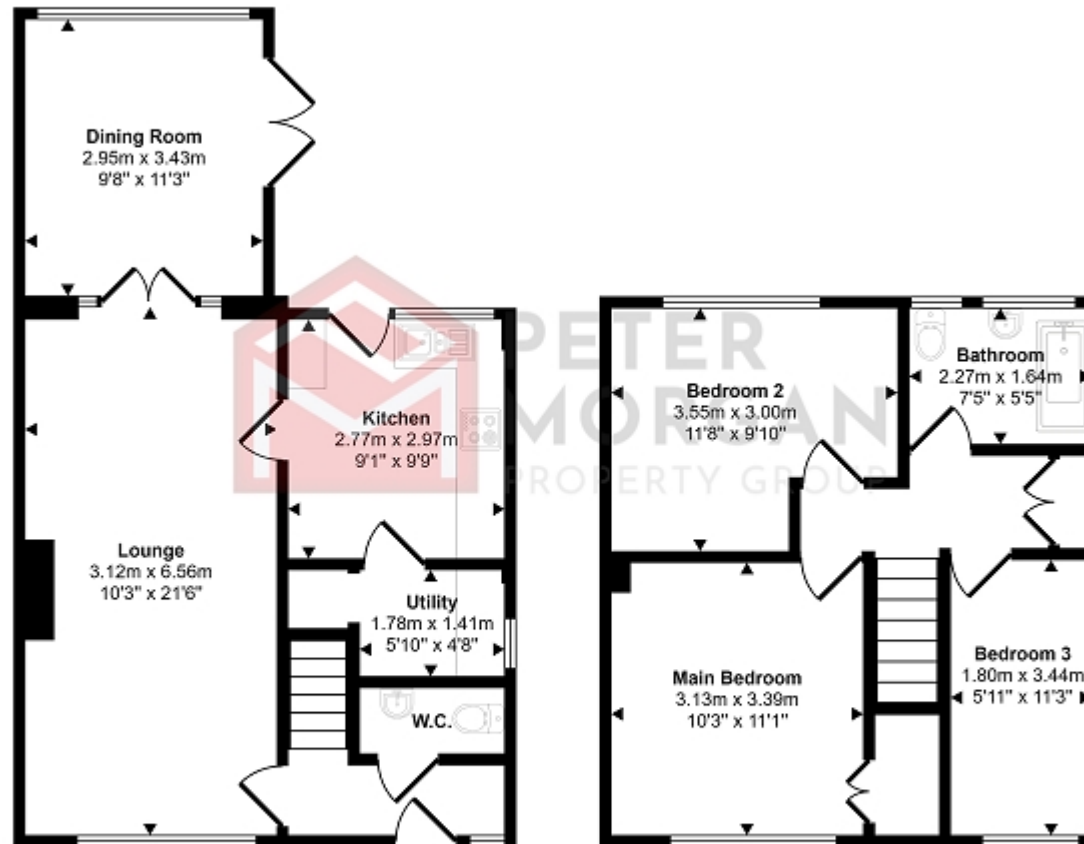
Tenure Freehold








Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 39 sq m / 422 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		81
(69-80) C		
(55-68) D	68	
(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

