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2021
WALES
SALES
GOLD WINNER

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21 Clos Joslin, Bridgend, Bridgend County. CF35 6BX



£210,000

Main Features

- 3 bedroom semi detached home
- Kitchen/ dining room with French doors to garden
- Bathroom and cloakroom
- 1 mile from Bridgend Town Centre and the M4 at Junction 36
- Convenient location for Princess of Wales Hospital
- Private West facing rear garden
- 2 car driveway to side
- Combi gas central heating
- uPVC double glazing
- Council Tax Band: D. EPC:C

General Information

3 BEDROOM SEMI DETACHED HOME SITUATED ON A SMALL POPULAR DEVELOPMENT WITHIN 1 MILE FROM BRIDGEND TOWN CENTRE AND THE M4 AT JUNCTION 36.

This home is located in a convenient location for The Princess of Wales Hospital and occupies a plot with a private West facing rear garden.

The accommodation comprises ground floor hallway, cloakroom, lounge, kitchen/ dining room, first floor landing, bathroom and 3 bedrooms. Externally there is a 2 car driveway to side and rear garden.

This home benefits from combi gas central heating, uPVC double glazing and open plan kitchen/ dining room with French doors to garden.

GROUND FLOOR

Hallway

Composite leaded and stained glass double glazed main entrance door to front. Laminate flooring. Radiator. Plastered walls and ceiling. Wall mounted electrical consumer unit. White panelled doors to lounge and

Cloakroom

uPVC double glazed window to front. Two-piece suite in white comprising close coupled WC with pushbutton flush and pedestal hand wash basin with tiled splashback. Vinyl tiled floor. Radiator. Plastered walls and ceiling.

Lounge

Spindled and carpeted staircase to 1st floor. Laminate flooring. uPVC double glazed window to front. Venetian blind. Understairs store cupboard. Plastered walls and ceiling. TV telephone and Internet points. White panelled door to..

Kitchen / Dining Room

uPVC double glazed windows and French doors to rear garden. Fitted kitchen finished with cream doors and brushed steel handles. Granite effect worktops. Tiled splashbacks. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Space for fridge freezer. Plumbed for washing machine. Cushioned flooring. Radiator. Plastered walls and ceiling.

FIRST FLOOR

Landing

uPVC double glazed window with Venetian blind to side. Loft access. Smoke alarm. Balustrade and spindles. Wall mounted gas central heating thermostat. Radiator. Airing cupboard housing wall mounted Worcester Combi gas central heating boiler. Plastered walls and ceiling. White panelled doors to bedrooms and...

Bathroom

uPVC double glazed window to rear. Fitted three-piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin and panelled bath with mixer rainstorm shower and hairwash spray. Glass screen. Tiled splashbacks. Cushioned flooring. Radiator. Plastered walls and ceiling. Extractor fan.

Bedroom 1

uPVC double glazed window with Venetian blind to front. Radiator. Fitted carpet. TV point. Plastered walls and ceiling.

Bedroom 2

uPVC double glazed window overlooking rear garden. Radiator. Fitted double wardrobe. Fitted carpet. Plastered walls and ceiling.

Bedroom 3

uPVC double glazed window to front. Venetian blind. Fitted carpet. Radiator. Plastered walls and ceiling.

EXTERIOR

Front Garden

Open plan front garden area, laid with decorative stone and planting bed. Paved pathway to front door. Gas and electric meter boxes. Tarmac driveway for two cars to side. Gated entrance to...

Rear Garden

West facing garden (afternoon and evening, sunshine). Laid with paved patio areas and raised planting beds. Wood fencing. Garden shed. Exterior light. Water tap.

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).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

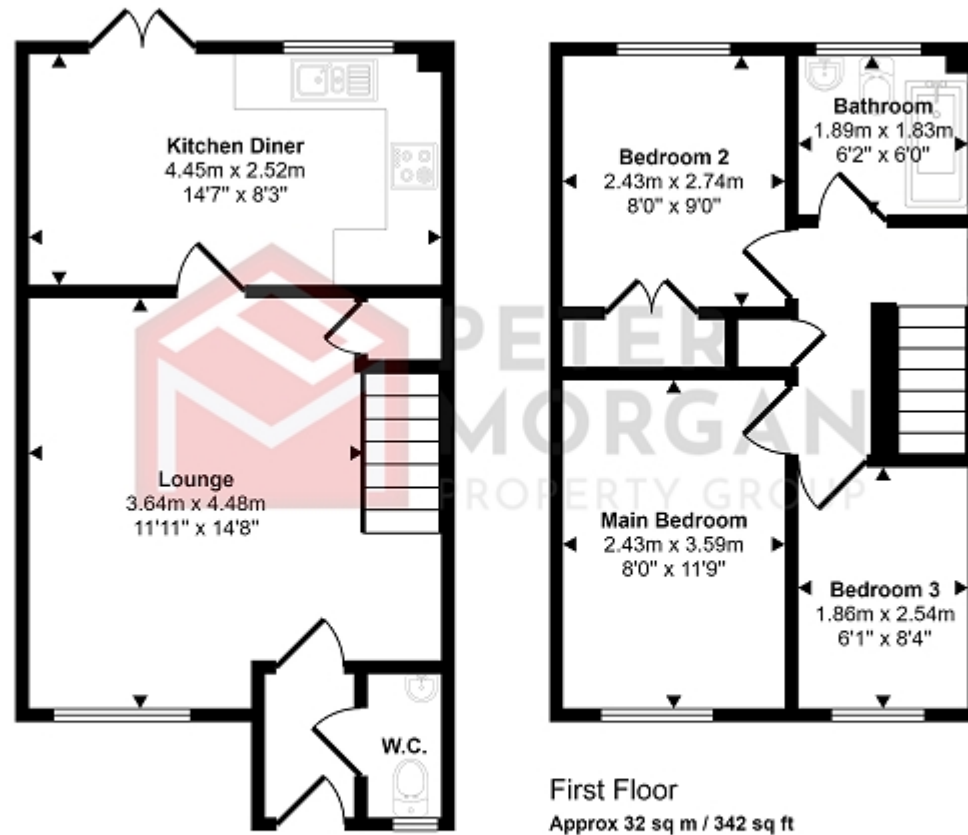
Tenure Freehold








Approx Gross Internal Area
66 sq m / 713 sq ft



Ground Floor
Approx 34 sq m / 370 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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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