

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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19 Warren Close, Brackla, Bridgend, Bridgend County. CF31 2PN



£130,000

Main Features

- Indoor / outdoor living. Council Tax Band B. (ER:D)
- Unique & spacious mid link home
- 4.93m high vaulted ceiling
- Gallery landing
- Corner plot with larger than average South facing garden
- 1 double bedroom with wardrobes
- Fitted kitchen / breakfast room
- Open plan lounge / dining room
- uPVC double glazing & combi gas central heating
- Small courtyard location

General Information

UNIQUE & SPACIOUS MID LINK HOME ON A CORNER PLOT WITH LARGER THAN AVERAGE SOUTH FACING GARDEN. 4.93M HIGH VAULTED CEILING , GALLERY LANDING, INDOOR / OUTDOOR LIVING, ALLOCATED PARKING & MORE!!

Situated in a small courtyard with allocated parking space off Springfield Lane / Channel View. This home is convenient for schools, bus link, shops and amenities. Approximately 3 miles from the M4 at Jct 36. Approximately 2.5 miles from Bridgend Town Centre.

This home has accommodation comprising hallway, open plan lounge / dining room with vaulted ceiling and access to garden, fitted modern kitchen / breakfast room. First floor gallery landing overlooking living area, modern fitted bathroom & double bedroom with fitted wardrobes.

Presented very well throughout and benefiting from combi gas central heating (boiler installed in 2021) & uPVC double glazing. Blinds & flooring to remain.

Externally there is a larger than average South facing rear garden with rear gate access. Forecourt style front garden & allocated parking.

Hallway

uPVC double glazed front door. Grey wood grain vinyl flooring (with tiled floor beneath). Radiator with decorative cover. Wall mounted electrical consumer unit. Radiator. Coat rail. White colonial style panelled door to

Lounge/Dining Room

(21' 9" x 10' 4") or (6.63m x 3.14m)

Open plan themed room providing indoor / outdoor living space with 4.93m high vaulted ceiling. uPVC double glazed windows to front & rear with vertical blinds. Full length double glazed door to rear garden. Wrought iron spiral staircase to gallery landing. 2 radiators. Grey wood grain vinyl flooring. TV connection. Telephone & Internet point. White panelled door to

Kitchen/Breakfast Room

(8' 10" x 8' 10" x 17' 6") or (2.69m x 2.68m x 5.33m)

uPVC double glazed window to side with fitted Venetian blind. Fitted kitchen finished with Black doors. Marble effect work tops. Integral stainless steel oven, grill, hob and extractor hood. Stainless steel sink unit with mixer taps. Tiled splash backs. Grey wood grain vinyl flooring. Plumbed for washing machine. Recess for fridge / freezer. Wall mounted combi central heating boiler (Installed 2021). Radiator.

FIRST FLOOR

Gallery Landing

Wrought iron balustrade & spindles. Fitted carpet.

Bathroom

(7' 4" x 5' 7") or (2.23m x 1.70m)

uPVC double glazed window to front with fitted Venetian blind. Fitted modern 3 piece suite in White comprising close coupled w.c with enclosed cistern & push button flush, hand basin set in vanity unit and panelled shower bath with mixer taps, rainstorm shower & hair wash spray & shower screen. Heated towel rail in Black. Inset ceiling spotlights. Extractor fan.

Bedroom

(13' 3" x 8' 10") or (4.03m x 2.68m)

uPVC double glazed South facing window with open aspect over garden and far reaching horizon view of the Vale to rear. Fitted Venetian blind. Two built in wardrobes. Fitted carpet. Radiator. Loft entrances.

EXTERIOR

Front Garden

Shared paved pathway. Decorative stone filled border. Motion sensor courtesy light. Over head canopy to front door. External gas & electric meter boxes. Key safe. Allocated parking for one vehicle.

Rear Garden

Larger than average South facing garden. Laid to lawn & artificial turf. Wood fenced perimeter. External flood light. Access to lounge / dining room from garden. Water tap. Gate access to Springfield Lane.

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 gas, mains water, mains drainage

Current council tax banding B

Current heating type Combi

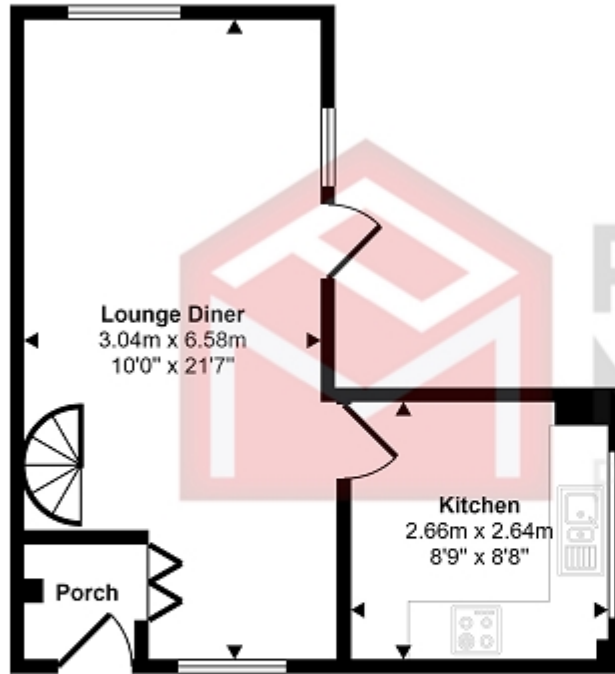
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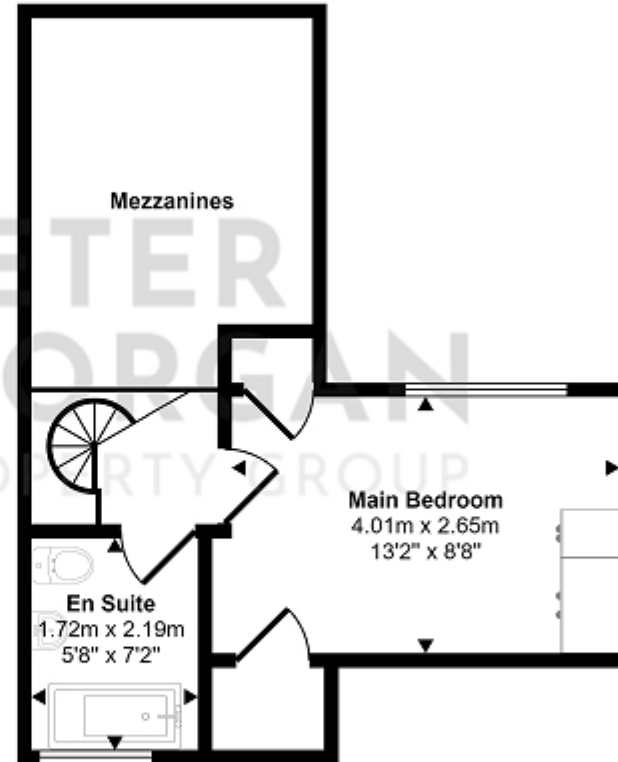




Approx Gross Internal Area
47 sq m / 508 sq ft




Ground Floor
Approx 28 sq m / 301 sq ft



First Floor
Approx 19 sq m / 207 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		88
(69-80) C		
(55-68) D	56	
(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

