

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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14 Bedw Arian, Cefn Glas, Bridgend, Bridgend County. CF31 4TP



Offers In Region Of £299,000

Main Features

- 4 bedroom detached home
- Occupying corner plot with lots of potential!
- South/West facing side and rear gardens
- Convenient for all local amenities to include schools, shops & bus links
- Some modernisation required and has the potential to extend (subject to planning permission being granted)
- Kitchen/dining room
- Victorian style conservatory
- Garden/Breakfast room
- 4 card driveway & single garage
- Council Tax Band D. EPC:D

General Information

4 BEDROOM DETACHED HOME, OCCUPYING A LARGE CORNER PLOT WITH LOTS OF POTENTIAL!

Situated on a corner location with South/West facing side and rear gardens. Convenient for all local amenities to include, schools, shops & bus links. Approximately 2 miles from Bridgend Town Centre. Approximately 4 miles from the M4 at Junction 36. Approximately 6.5 miles from the coastline at Ogmores By Sea. Approximately 23 miles from Cardiff City Centre and approximately 22 miles from Swansea City Centre.

This home requires some modernisation and has the potential to extend (subject to planning permission being granted). The accommodation comprises hallway, cloakroom, lounge, kitchen/dining room, Victorian style conservatory, garden/breakfast room. First floor landing, family shower room and four bedrooms.

Externally there is a 4 car driveway. Single garage. Gardens to front, side and rear.

The property benefits from uPVC double glazing. Combi gas central heating and burglar alarm.

GROUND FLOOR

Hallway

Double base composite front door. Radiator. Laminate flooring. Wall mounted burglar alarm control box. White colonial style panel doors to living room and

Cloakroom

uPVC double glazed window to side. Close coupled WC with push button flush. Tiled floor and wash basin. Radiator. Part tiled walls.

Lounge

uPVC double glazed window to front. Radiator. Laminate flooring. Open plan spindled and carpeted staircase to first floor. Inset ceiling spotlights. Coving. Wall mounted digital heating thermostat. TV connection. Under stairs recess with electrical consumer unit, telephone and Internet connection points. White colonial style patio door to

Kitchen / Dining Room

uPVC double glazed window to rear. Fitted wall mounted and base units finished with White doors and Chrome handles. Integral double oven, eye level grill, induction hob with extractor hood and splash plate. Integral dishwasher. Recess for fridge/freezer. Plumbed for washing machine. Inset ceiling spotlights. Radiator. Smoke alarm. Open square archway to conservatory. Colonial style panel door to

Breakfast/Garden Room

uPVC double glazed patio doors to the garden. Ceramic tiled floor. Radiator. TV connection.

Victorian Style Conservatory

uPVC double glazed windows and French doors to garden. Polycarbonate roof. Laminate flooring. Radiator. Power points. Lighting.

FIRST FLOOR

Landing

Loft access. Balustrade and spindled carpet. Airing cupboard housing Combi gas central heating boiler.

Family Shower Room

uPVC double glazed window to rear. Fitted three-piece suite in White comprising close couple WC with enclosed cistern and push button flush, hand wash basin with monobloc tap and double shower with rainstorm shower and hair wash spray. Tiled walls. Tiled floor. Chrome heated towel rail. Display niche. Inset ceiling spotlights. Illuminated mirror.

Bedroom 1

uPVC double glazed window to front. Radiator. Carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Carpet.

Bedroom 3

uPVC double glazed windows to front and rear. Ceiling spotlights. Loft access. Carpet.

Bedroom 4

uPVC double glazed window to front. Radiator. Carpet.

EXTERIOR

The property occupies a larger than average corner plot with gardens to front, side and rear as follows.

Front Garden

Block built perimeter wall leading to lawn. Mature Oak tree. Gate access to side and rear gardens. Wood fencing. Water tap. Outdoor power points. Concrete driveway providing parking for four cars leading to

Integral Garage

Double doors to front. Electric light and power. Gas meter.

Side Garden

Currently used as a children's play area to assist owners child minding business. Lots of potential here for extending the main dwelling (subject to planning permission being granted) or to landscape into a large family garden would also be suitable for animal housing due to picket fencing enclosures. Wood fencing to perimeter. Internal picket fence to enclosure. Currently used as children's play area.

Rear Garden

Laid with paved patio. Wood fence to perimeter. 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 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 Freehold

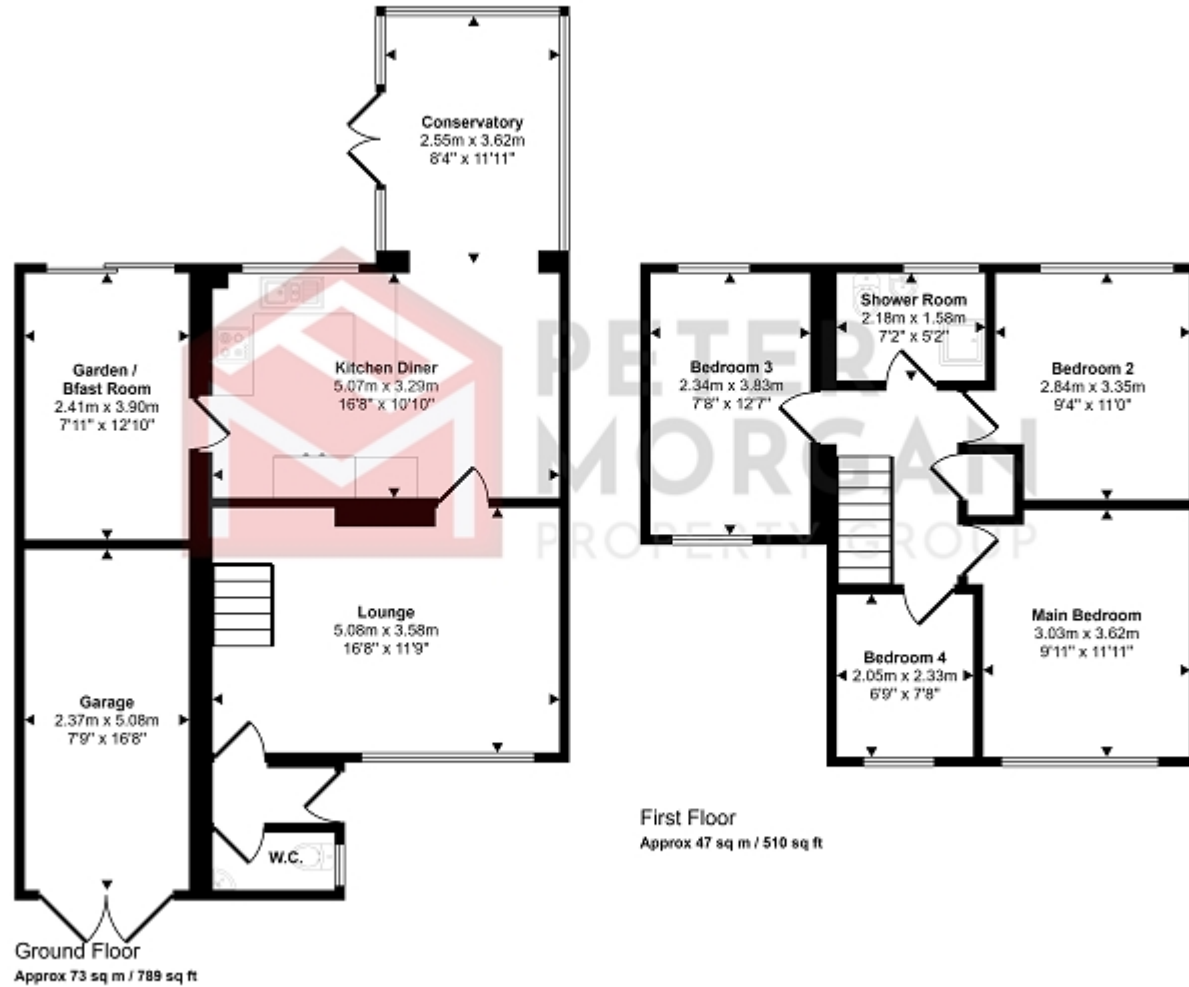









Approx Gross Internal Area
121 sq m / 1298 sq ft



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		
(69-80) C		78
(55-68) D	66	
(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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