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The Laurels, 38 West Road, Bridgend, Bridgend County. CF31 4HD



£450,000

Main Features

- Modernised and spacious 4 double bedroom 1930's built period property with character
- Benefitting from a spacious self contained 1 bedroom apartment
- Brick and block built, traditional semi detached
- Modern day open plan living spaces with vaulted ceilings
- French doors to garden from kitchen and annexe
- Courtyard entrance providing ample parking. Mature landscaped gardens to front and rear
- Family bathroom, ensuite shower room & cloakroom
- Situated in a popular & mature residential location
- Ideal for growing/ ageing families. The annexe has letting potential
- Council Tax Band: E. EPC: C

General Information

"THE LAURELS" IS A MODERNISED SPACIOUS AND EXTENDED FOUR DOUBLE BEDROOM 1930'S PERIOD STYLE SEMI DETACHED HOME WITH CHARACTER, BENEFITING FROM A ONE BEDROOM GROUND FLOOR, SELF CONTAINED APARTMENT, THE PROPERTY BOASTS MODERN DAY OPEN PLAN LIVING SPACES WITH VAULTED CEILINGS CONNECTING KITCHEN / DINING / LIVING ROOM AND GARDEN, THREE BATHROOMS, COURTYARD ENTRANCE PROVIDING GENEROUS PARKING, LANDSCAPED GARDENS AND MUCH MORE!

Situated in a popular and mature residential location close to the Newcastle conservation area. 1/2 mile from Bridgend Town Centre and convenient for local schools, supermarkets, major out of town retail outlets, Newbridge playing fields and public transport. The M4 is within approximately 3 miles at Junction 36. The property is within 4 miles of the Heritage coastline and 19 miles from Cardiff International airport.

This home has spacious accommodation offering versatile accommodation due to the addition of a multi use self contained annexe ideal for elderly relatives, young adults or teenagers living at home, airbnb style short term or longer term letting.

The ground floor accommodation comprises main and inner hallways accessing main dwelling and self contained annexe. The main dwelling comprises of utility room, cloakroom, sitting room, spacious open plan lounge / dining / fitted White high gloss kitchen with multi fuel cooking range, vaulted ceiling and access to garden. The annexe has modern accommodation comprising lounge / dining room with French doors to garden, fitted kitchen, fitted bathroom and double bedroom. The first floor of the main dwelling comprises large landing, family bathroom, four double bedrooms and en-suite shower room to master bedroom suite. The property benefits from uPVC double glazing and combi gas central heating with two boilers (house & apartment). Also protected by a burglar alarm.

Externally there are landscaped gardens to front and rear. Block paved farm gated courtyard style driveway. Rear garden laid to lawn, wood decking and flagstone paved patio.

Internal viewing is highly recommended.

GROUND FLOOR

Hallway

uPVC double glazed front door with matching side panel. Stained glass internal window. Tiled floor. Radiator. Smoke alarm. The hallway gives access to annexe and main dwelling.

Inner Hallway

Restored wood strip original flooring. Carpeted staircase to first floor. Understairs shelving. Understairs store cupboard. Coving. Radiator. Part glazed original doors to reception rooms. Smoke alarm. Burglar alarm control unit. Boxed in electric meter. uPVC double glazed stained glass window to hallway.

Sitting Room/Study

uPVC double glazed window to front. Traditional cast iron feature fireplace with wood surround and slate hearth. Alcoves. Picture rails. Restored original wood strip flooring.

Open Plan Kitchen/ Dining/ Living

Modern day open plan lounge/ dining/kitchen/ garden room, set out as follows.

Lounge Area

uPVC double glazed window to front. Wood effect Karndean flooring. Alcove. 2 radiators. TV connection. Telephone and internet point. Open square archway to

Kitchen / Dining Area

uPVC double glazed window and French doors with fitted shutters to rear garden. Vaulted ceiling with 3 double glazed skylight windows. Fitted modern kitchen finished with high gloss white doors, polished steel handles and wood effect worktops with upstands. Multifuel cooking range comprising 8 ring gas hob, double electric fan assisted oven, grill and pan store. Stainless steel splashplate and chimney style extractor hood. Karndean wood effect flooring. Wired for wall mounted TV. Radiator. Plumbed for dishwasher.

Inner Hallway

Radiator. Karndean wood effect flooring. Original doors.

Cloakroom

Fitted 2 piece suite in white comprising close coupled wc with push button flush and hand wash basin with monobloc tap set in vanity unit. Shaver point. Coved ceiling. Extractor fan. Cushioned flooring.

Utility Room/ Store Room

THIS ROOM HAS BEEN DUPLICATED FROM DRIVEWAY.

Up and over door to front driveway. Plumbed for washing machine. Wall mounted combi gas central heating boiler for annexe. Strip light.

Self Contained Apartment

Self contained apartment with mixed use potential. Benefiting from its own combi gas central heating boiler. Ideal for elderly relatives, disabled young adults or even an income potential as lettable AirBnB accommodation!!

Lounge/Dining Room

Colonial style white panelled door to inner hallway. uPVC double glazed French doors with full length side panels to rear garden. Laminate flooring. Radiator. TV point. Wall mounted gas central heating thermostat.

Kitchen

uPVC double glazed window and door to side. Modern fitted kitchen finished with gloss white doors with brushed steel handles and granite effect worktops with upstands. Stainless steel sink unit with mixer tap.. Stainless steel splashplate. Recess for fridge. Extractor fan. Smoke alarm. Strip light.

Bedroom

uPVC double glazed window to rear. Radiator. Laminate flooring. White colonial style panelled door to

En-Suite Bathroom

uPVC double glazed window to side. Fitted 3 piece suite in white comprising close coupled wc with push button flush, pedestal hand wash basin with mixer tap, panelled bath with overhead mixer shower, mixer tap and glass screen. Fully tiled walls and floor. Shaver point and light. Airing cupboard with radiator and slatted shelf.

FIRST FLOOR

Landing

Original Art Deco style banister. Fitted carpet. uPVC double glazed window to front. Loft access. Smoke alarm. Coving. Original doors to all rooms. Walk in airing cupboard with light, slatted shelves and radiator. Stained glass internal window.

Family Bathroom

uPVC double glazed window to rear. Fitted 3 piece bathroom suite in white comprising close coupled wc with push button flush, hand wash basin with monobloc tap set in vanity unit and panelled 'P' shaped shower bath with mixer tap and shower spray. Curved glass screen. Fully tiled walls. Airing cupboard housing wall mounted gas central heating boiler. Cushioned flooring. Radiator.

Master Bedroom

2 double glazed skylight windows to front. uPVC double glazed window to side. Fitted wardrobe with access to attic eaves. Fitted carpet. TV point. Radiator. Colonial style panelled white door to

En-suite shower room

Double glazed skylight window to rear. Fitted 3 piece suite in white comprising close coupled wc with push button flush, hand wash basin with mixer tap set in vanity unit and shower cubicle with Rainstorm mixer shower and hairwash spray. Chrome heated towel rail. Cushioned flooring. Extractor fan. Part tiled walls. Shaver point.

Bedroom 2

uPVC double glazed window with leaded stained glass lights to front. Original cast iron fireplace. Radiator. Fitted carpet. Picture rails. Alcoves.

Bedroom 3

uPVC double glazed window with leaded and stained glass lights to front. Radiator. Fitted wardrobe. Fitted carpet.

Bedroom 4

uPVC double glazed window to rear Radiator. Alcoves. Picture rails. Fitted carpet.

EXTERIOR

Front Garden

Block paved driveway/ courtyard with parking for up to 10 cars (approx). Side gated entrance to rear garden. External floodlight. Pergola trellis leading to garden area, laid with lawn and having mature shrubs and ornamental trees.

Storage/ Boiler Room

Up and over door to driveway. Internal door to main hallway. Wall mounted combi boiler for annexe. Strip light. Power points.

Rear Garden

Westerly facing landscaped and mature rear garden laid with lawns. Flagstone patio. Raised wood decked terrace, artificial grassed area. Raised planting beds. Wood fencing. External lighting. water tap. Power point.

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).

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 E

Current heating type Combi

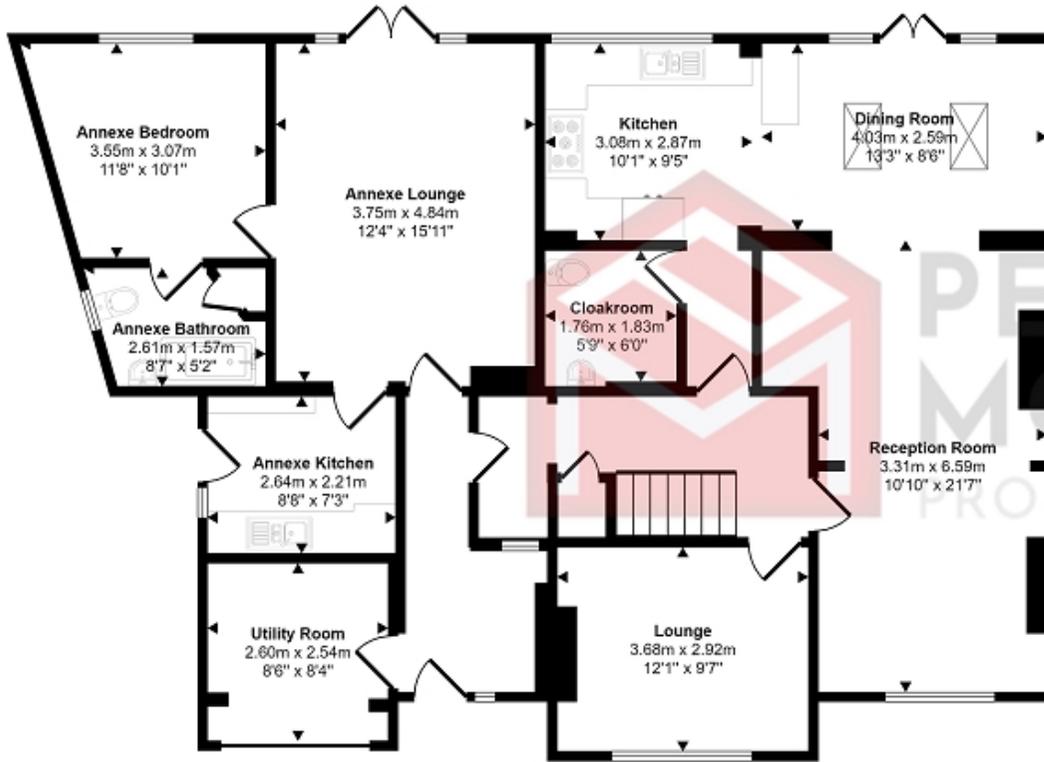
Tenure Freehold





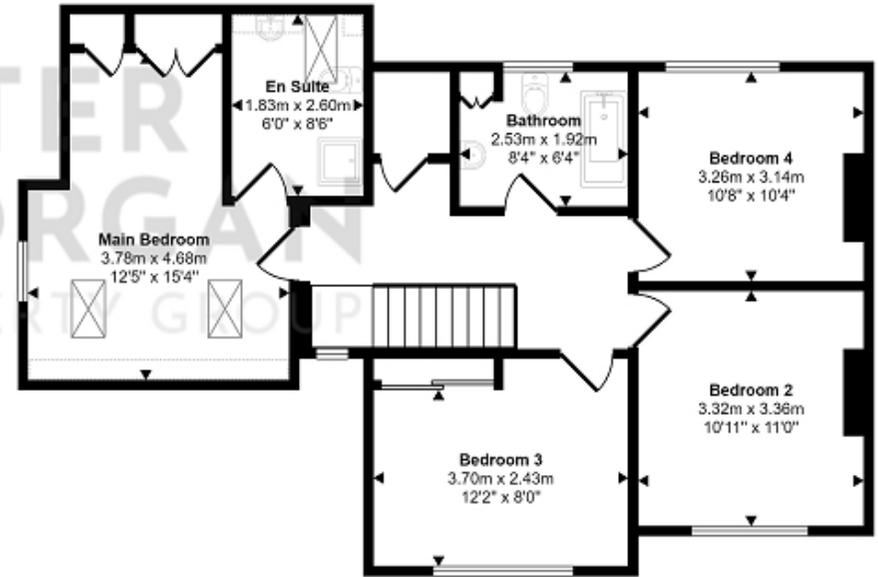


Approx Gross Internal Area
201 sq m / 2158 sq ft



Ground Floor
Approx 127 sq m / 1369 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 73 sq m / 789 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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 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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