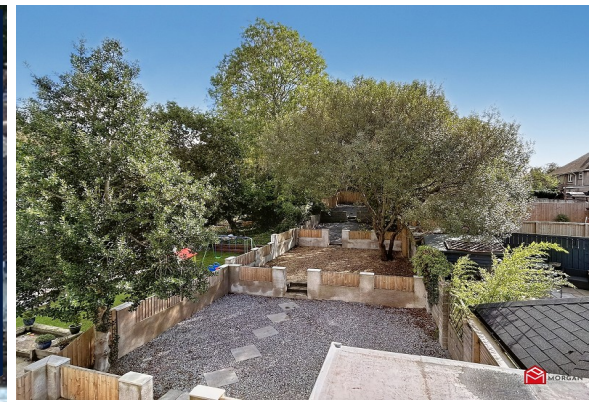




2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



6 Bryndu Road, Kenfig Hill, Bridgend, Bridgend County. CF33 6HB



PETER MORGAN

£210,000 Offers Invited

Main Features

- Immaculately presented 3 bedroom terraced home
- Fully renovated throughout, internally & externally
- "Literally" brand new "everything"
- Extra large landscaped rear garden
- Driveway parking
- Family bathroom & ground floor wet room
- Direct access to cycle track
- Combi gas central heating & uPVC double glazed
- Vacant possession
- Council Tax Band: B. EPC: C

General Information

IMMACULATELY PRESENTED 3 BEDROOM TERRACED HOME. FULLY RENOVATED THROUGHOUT, INTERNALLY & EXTERNALLY WITH "LITERALLY" BRAND NEW "EVERYTHING". EXTRA LARGE LANDSCAPED REAR GARDEN, DRIVEWAY PARKING, FULLY FITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES, FAMILY BATHROOM, GROUND FLOOR WET ROOM, DIRECT ACCESS TO CYCLE TRACK & MORE!!

Situated in a popular location on the outskirts of the village. Convenient for countryside and village amenities, shops, schools, transport links, supermarkets are all within approximately 1 mile. The coastline is within approximately 3 miles at Porthcawl and the M4 is accessible at Junction 37.

This home has undergone major improvement over recent times and is being sold with vacant possession. The accommodation comprises ground floor hallway, lounge, modern & individual fitted kitchen/breakfast room, rear hallway, wet room. First floor landing, fitted modern bathroom & three bedrooms.

Externally there are large landscaped gardens with driveway parking at front & slightly tiered extra large rear garden (5 tiers) with access to cycle track.

This home benefits from combi gas central heating. uPVC double glazing. Newly laid fitted carpets. Brand new kitchen appliances. Viewing is highly recommended!

GROUND FLOOR

Hallway

uPVC double glazed front door. Carpeted staircase with handrail to first floor. Tiled floor. Plastered walls and ceiling. Coving. Mains powered smoke alarm. Part glazed oak doors.

Lounge

uPVC double glazed window to rear. Grey wood grain laminate flooring. Plastered walls and ceiling. Coving. Radiator.

Kitchen/Breakfast Room

uPVC double glazed window to front. Fitted brand new kitchen comprising a variety of wall mounted and base units finished with two tone Grey doors with brass steel handles. Blue fleck worktops. Mosaic tiled splash backs. One and a half bowl stainless steel and glass sink unit with Rose gold mixer tap. Breakfast bar with four stools. Integral oven, grill, ceramic hob and extractor hood. Dishwasher. Brand new washing machine and American style fridge / freezer to remain. Airing cupboard housing wall mounted Combi gas central heating boiler. Folding door to under stairs store cupboard. Two radiators. Porcelain tiled floor. Plastered walls and ceiling. Coving.

Inner Hallway

uPVC double glazed door to rear garden. Grey wood grain laminate flooring. Plastered walls and ceiling. Coving.

Shower / Wet Room

uPVC double glazed window to side. Fitted close coupled WC with push button flush and wash hand basin with monobloc tap set in wall mounted unit. Chrome heated towel rail. Mixer shower. Display niche. PVC clad walls. Tiled floor with floor drain. Plastered ceiling.

FIRST FLOOR

Landing

uPVC double glazed window to front. Balustrade with toughened glass inserts. Fitted Grey carpet. Loft entrance. Mains powered smoke alarm. Plastered walls and ceiling. Coving. Built-in storage cupboard.

Family Bathroom

uPVC double glazed window to front. Fitted three-piece bathroom suite in White comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap and panelled bath with lever taps. Part tiled walls. Tiled floor. Chrome heated towel rail. Plastered walls and ceiling. Coving. Vanity mirror.

Bedroom 1

uPVC double glazed window overlooking rear garden. Newly fitted Grey carpet. Plastered walls and ceiling. Coving. Radiator.

Bedroom 2

uPVC double glazed window overlooking rear garden. Radiator. Newly fitted Grey carpet. Plastered walls and ceiling. Coving.

Bedroom 3

uPVC double glazed window to front. Radiator. Newly fitted Grey carpet. Plastered walls and ceiling. Coving.

EXTERIOR

Front Garden

Newly landscaped and low maintenance front garden laid with decorative slate. Flagstone pathways and patio areas to front door. Driveway parking for one car.

Rear Garden

Extra large landscaped rear garden with rear access to cycle track. Landscaped to include five sections divided by block built rendered walls and wood fence inserts. The garden comprises flagstone paved patio with water tap leading to 4 sectioned areas that are laid with decorative stone. Recently constructed wood fencing and garden walls. Mature trees. Further section to rear of garden which provides access to cycle track.

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 B

Current heating type Combi

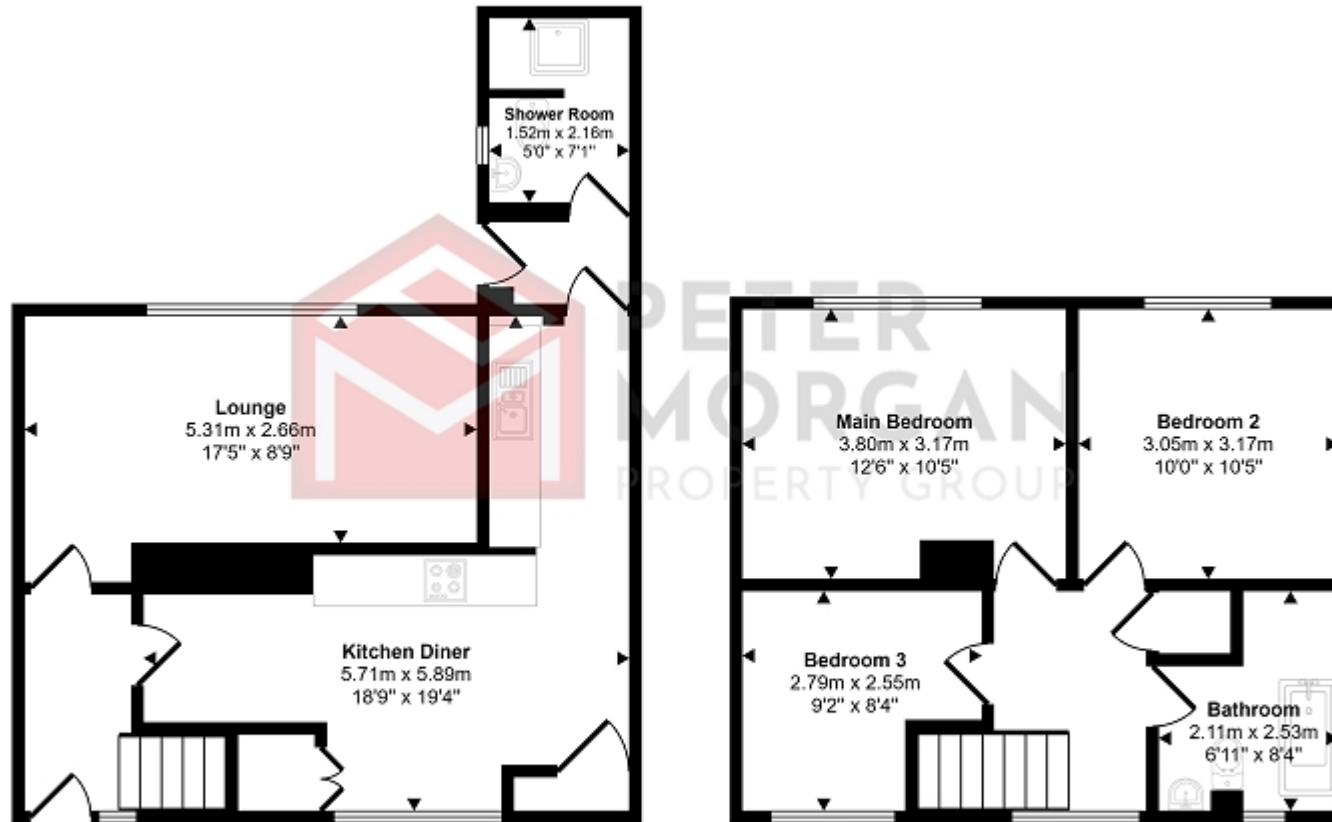
Tenure Freehold







Approx Gross Internal Area
88 sq m / 945 sq ft




Ground Floor
Approx 47 sq m / 501 sq ft

First Floor
Approx 41 sq m / 444 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		86
(69-80) C	72	
(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 ?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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

