

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



5 Hope Avenue, Aberkenfig, Bridgend, Bridgend County. CF32 9PR



Offers In Region Of **£200,000**

Main Features

- 3 bedroom detached home
- Requiring some modernisation and offering lots of potential
- 2 driveways and garage
- Lounge and dining room
- Highly convenient for Village amenities. The M4 is within 1 mile at Junction 36 and 'Park & Ride' rail link is within 1/2 mile
- Leisure centre, swimming pool and nature reserve are all within 2-3 (approx)
- 3 miles from Cardiff City Centre and 24 miles from Swansea.
- Combi gas central heating, uPVC double glazing and electric car charging point
- Offered with vacant possession
- Council Tax Band D. EPC: D

General Information

3 BEDROOM DETACHED HOME REQUIRING SOME MODERNISATION AND OFFERING LOTS OF POTENTIAL.

This home has 2 driveways, garage, electric car charging point. South West facing gardens and is located within the grounds of the Aberkenfig Welfare Hall and Bowling Club.

Highly convenient for Village amenities. The M4 is within 1 mile at Junction 36 and 'Park & Ride' rail link is within 1/2 mile. 3 miles from Bridgend Town centre. Leisure centre, swimming pool and nature reserve are all within 2-3 (approx). 23 miles from Cardiff City Centre and 24 miles from Swansea.

This home has accommodation comprising hallway, cloakroom, lounge, dining room, kitchen, landing, 3 bedrooms and wet room. Externally there are gardens to front and rear, 2 driveways and garage. The property benefits from combi gas central heating, uPVC double glazing and electric car charging point. Offered for sale with Vacant Possession.

GROUND FLOOR

Hallway

uPVC double glazed front door with matching side panels. Laminate flooring. Staircase to first floor. Internal window to lounge. Radiator. Under stairs recess. Wall mounted gas central heating thermostat.

Cloakroom

uPVC double glazed window to front. Low level WC & hand wash basin. Laminate flooring. Coat rail. Shelf.

Lounge

uPVC double glazed window to front. Internet connection. Radiator. Wall mounted electric fire. Carpet. Open square archway to

Dining Room

uPVC double glazed window to rear. Radiator. Carpet. Door to

Kitchen

uPVC double glazed window to rear and door to side with cat flap. A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Electric cooker point. Wall mounted electrical consumer units.

FIRST FLOOR

Landing

uPVC double glazed window to side. Balustrade. Loft access. Airing cupboard housing Combi gas central heating boiler and shelving.

Family Wet Room

uPVC double glazed window to rear. Close coupled WC with push button flush, wall mounted hand wash basin and electric shower, shower enclosure, seat, grab rails and non slip retro style flooring with floor drain. Tiled walls. Chrome heated towel rail.

Bedroom 1

uPVC double glazed window to front. Radiator. Built-in wardrobes. Access to airing cupboard. Carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Built-in wardrobes. Carpet.

Bedroom 3

uPVC double glazed window to front. Radiator. Internet and telephone connection points. Carpet.

EXTERIOR

Front Garden

The front garden is as shown within photograph of boundaries. Laid to lawn with two driveways (one to left and one to right) to gated pedestrian entrances to rear garden. Storage area to side of the garage. Water tap. Electric car charging unit.

Attached Garage

Pedestrian door to rear garden.

Rear Garden

South/West facing rear garden laid with turf. Brick built and wood fence to perimeter. Water tap. Plastic garden shed. Pedestrian gate entrances to either side and front of property.

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

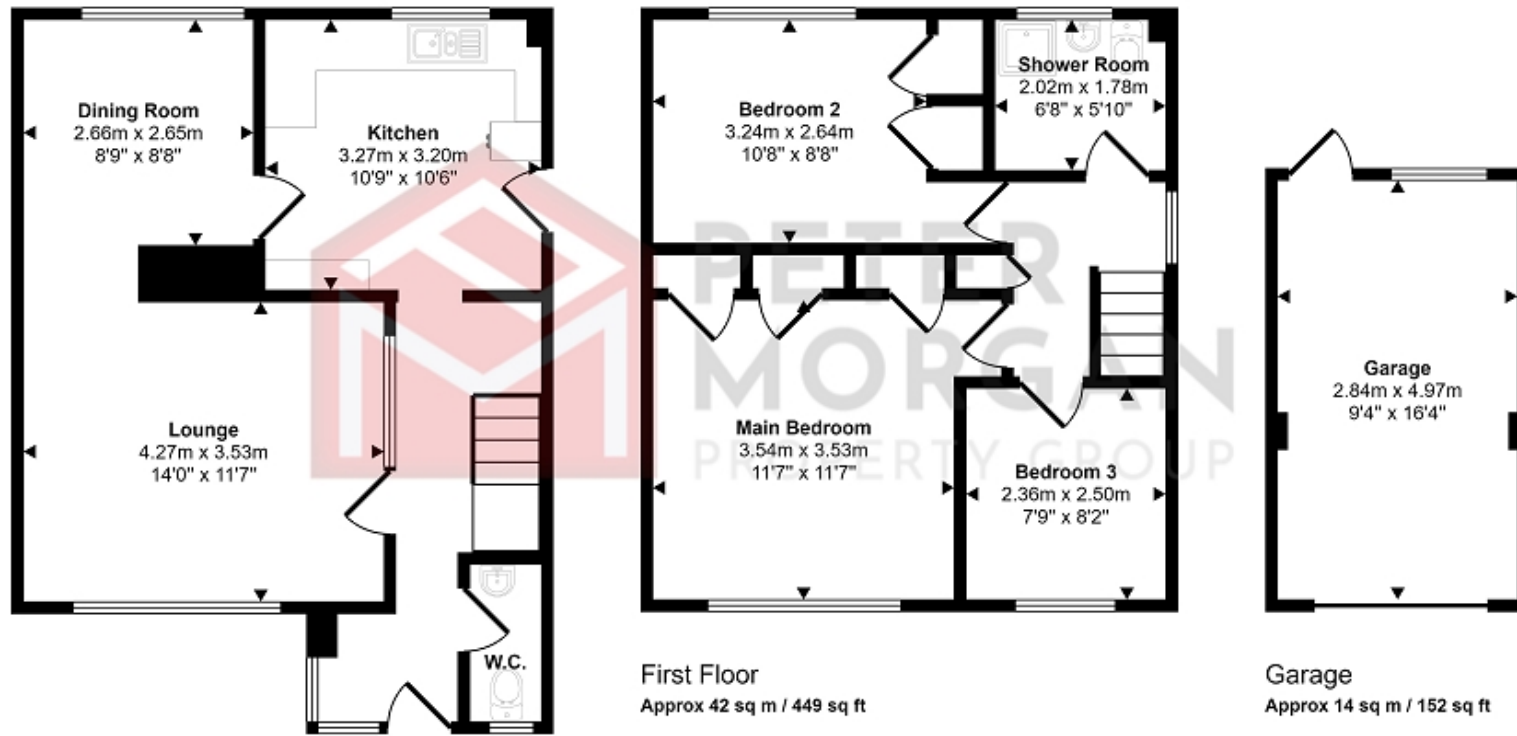








Approx Gross Internal Area
102 sq m / 1095 sq ft




Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 42 sq m / 449 sq ft

Garage
Approx 14 sq m / 152 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		73
(55-68) D	60	
(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

