

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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108 Heol Croesty, Pencoed, Bridgend, Bridgend County. CF35 5LT

Offers In Excess Of **£250,000**

Main Features

- Semi detached chalet bungalow
- 3 double bedrooms
- Modernised and immaculately presented
- Fully fitted kitchen
- Modern shower room
- Front and rear gardens
- Detached garage
- Situated in a popular cul-de-sac with Pencoed Comprehensive School to the rear. 1.5 miles from the M4 and 0.5 miles from the Village centre and rail link
- Combi gas central heating and uPVC double glazing
- Council Tax Band D. EPC: D

General Information

IMMACULATELY PRESENTED AND MODERNISED 3 DOUBLE BEDROOM SEMI DETACHED CHALET BUNGALOW IN A DESIRABLE LOCATION WITH LANDSCAPED GARDENS, FULLY FITTED KITCHEN, MODERN SHOWER ROOM AND MORE!

Situated in a popular culdesac with Pencoed Comprehensive School to the rear. 1.5 miles from the M4 and 0.5 miles from the Village centre and rail link.

This home accommodation comprising ground floor reception/ sitting room, inner hallway, kitchen, lounge, dining room/ bedroom 3 and shower room. First floor land and 2 double bedrooms.

Externally there are gardens to front and rear along with a detached garage. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Reception/ Sitting Room

uPVC double glazed entrance door and window with vertical blind to side. uPVC double glazed window with vertical blind to front. Laminate flooring. Radiator with decorative cover. Nickel effect electrical fitment. Vertical panelled Oak door to store cupboard, housing wall mounted Combi gas central heating boiler and electrical consumer unit. Part glazed vertical panelled oak door to..

Inner Hallway

Laminate flooring. Carpeted staircase with handrail to 1st floor. Smoke alarm. Radiator. Plastered walls and ceiling. Nickle effect electrical fitment. Vertical panelled Oak doors to living rooms and bathroom. Matching folding door to..

Kitchen

uPVC double glazed window with fitted roller blind and door to rear garden. Fully fitted contemporary kitchen finished with shaker style, grey stone soft closing doors with moulded handles. Wood effect worktops with upstands. Composite sink unit with mixer tap. Integral microwave, oven, grill, fridge freezer, washer / dryer ceramic hob and extractor hood. Glass splash plate. Chrome heated towel rail. Laminate flooring. Plastered walls and ceiling.

Lounge

uPVC double glazed window to front. Fitted vertical blind. Fireplace recess. Rustic wood fireplace mantle. Radiator. Fitted carpet. Plastered walls and ceiling. Alcoves. Nickel effect electrical fitments.

Dining Room / Bedroom Three

uPVC double glazed window to rear garden. Radiator. Vertical panelled Oak door to understairs store cupboard with power point. Fitted carpet. Plastered walls. Tiled and coved ceiling.

Shower Room

uPVC double glazed window to side. Roman blind. Fitted three piece contemporary suite in white comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with mixer tap, set in high gloss charcoal grey vanity unit with matching vertical storage unit. Shower cubicle with Rainstorm shower and hairwash spray. Laminate flooring. Heated towel rail. Plastered walls and ceiling.

FIRST FLOOR

Landing

Two built-in store cupboards. Loft access. Smoke alarm. Fitted carpet. Nickel effect electrical fitment. White colonial style panelled doors to bedrooms.

Bedroom 1

uPVC double glazed window overlooking school playing fields to side. Radiator. Fitted carpet. Fitted wardrobe. Plastered walls and ceiling. Papered feature wall. Brushed steel electrical fitment.

Bedroom 2

uPVC double glazed window overlooking schools playing fields to side. Fitted carpet. Plastered walls and ceiling. Radiator.

EXTERIOR

Front Garden

Laid to lawn and planting beds. Brick dwarf boundary walls. Brick pillars. Concrete driveway for two cars to side. Water tap. Fence and gate to the rear garden.

Detached Garage

Double entrance doors. Apex roof. Three windows.

Rear Garden

Landscaped rear garden backing onto school and playing fields. Laid with two lawns. Wood decking with balustrade and spindles. Wood framed summerhouse. Two sets of double exterior power points. Planting beds for variety of decorative trees and shrubs. Conifer screening. Mature apple tree.

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

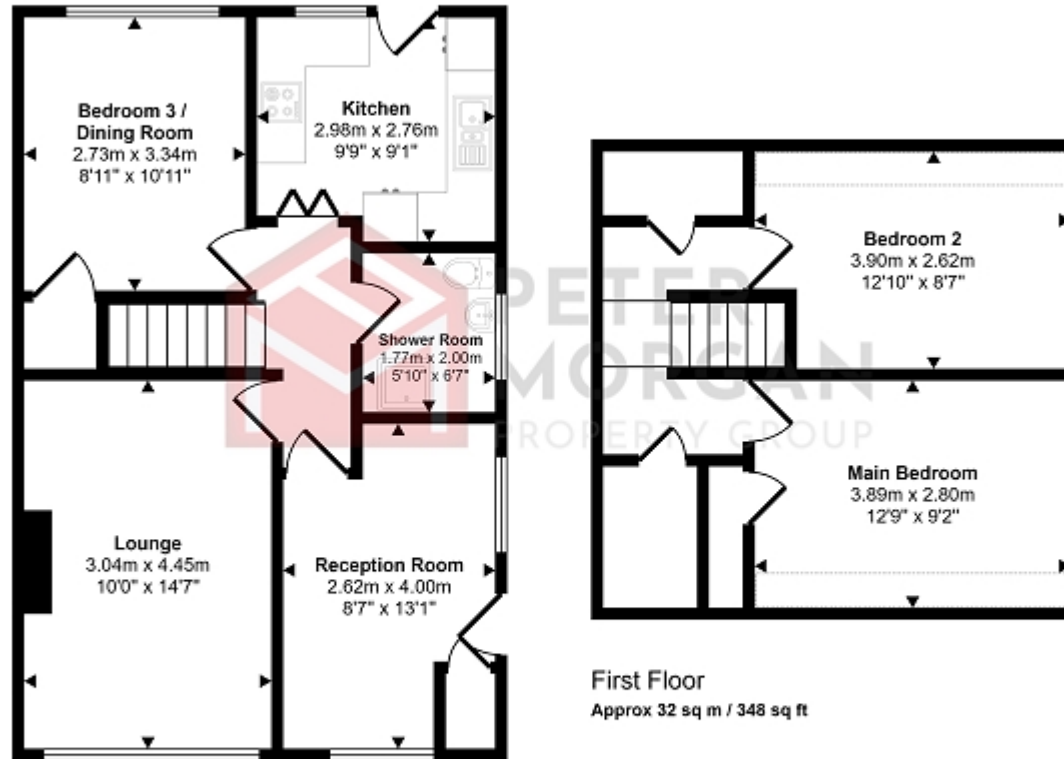
Tenure Freehold







Approx Gross Internal Area
85 sq m / 912 sq ft




Ground Floor
Approx 52 sq m / 564 sq ft

☐ Denotes head height below 1.5m

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		
(55-68) D	63	
(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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