



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



60 Hunters Ridge, Brackla, Bridgend, Bridgend County. CF31 2LJ

£175,000

Main Features

- 3 double bedroom semi detached chalet style bungalow
- Situated in a popular location
- Approximately 3.5 miles from the M4 at Junction 36
- Approximately 0.5 miles from Brackla Triangle Shopping Precinct
- Convenient for local schools and bus link
- Flat gardens to front and rear
- Driveway for 3-4 cars
- uPVC double glazing
- Heated by electric storage heaters
- Council Tax Band D. EPC:E

General Information

3 DOUBLE BEDROOM SEMI DETACHED SEMI DETACHED CHALET STYLE BUNGALOW SITUATED IN A POPULAR CULDESAC LOCATION.

Approximately 3.5 miles from the M4 at Junction 36. Approximately 0.5 miles from Brackla Triangle Shopping Precinct and convenient for local schools and bus link.

This home has accommodation comprising ground floor open plan lounge/ dining room, inner hallway, kitchen, bathroom and 3rd bedroom and 2 first floor double bedrooms. This property has flat gardens to front and rear and driveway for 3-4 cars.

This home benefits from uPVC double glazing and is heated by electric storage heaters.

GROUND FLOOR

Open Plan Lounge/ Dining Room

uPVC double glazed door with matching side panels to front. uPVC double glazed window to front. Fitted vertical blind. 2 Economy 7 electric storage heaters. Open plan staircase with stairlift to 1st floor. Plastered walls and ceiling. Coving. Fitted carpet. TV and telephone points. Glazed door to..

Inner Hallway

Airing cupboard housing hot water tank and shelf. Fitted carpet. Plastered walls and ceiling. Coving. Glazed doors to bedroom, bathroom and..

Kitchen/Breakfast Room

uPVC double glazed door and window to rear garden. A range of fitted wall mounted and base units finished with white gloss doors. Stainless steel sink unit with mixer tap. Integral oven, grill, ceramic hob, extractor hood and washing machine. Unit housing fridge freezer. Tiled walls. breakfast bar. Plastered and coved ceiling.

Bathroom

uPVC double glazed window to rear. Close coupled WC, panelled bath with overhead electric shower and hand wash basin set in unit. Fitted carpet. Tiled walls. Plastered and coved ceiling.

Bedroom 3

Double bedroom comprising uPVC double glazed window to rear. Fitted vertical blind. Plastered walls and ceiling. Coving. Electric storage heater. Fitted carpet.

FIRST FLOOR

Landing

Loft access. Carpet. Plastered walls and ceiling. Smoke alarm.

Bedroom 1

2 double glazed skylight windows to rear. Venetian blinds. Carpet. Wall mounted electric heater. Plastered walls and ceiling.

Bedroom 2

2 double glazed skylight windows to front. Venetian, blinds. Fitted wardrobe with mirror doors. Radiator. Plastered walls and ceiling.

EXTERIOR

Front Garden

Laid to lawn and planting bed. Driveway with dividing gate with parking for 3 to 4 cars. External meter boxes. Gate access to..

Rear Garden

Westerly facing (afternoon and evening, sunshine). Laid to lawn and paved patio. Metal garden shed. Water tap. Mature hedge screening.

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 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage.

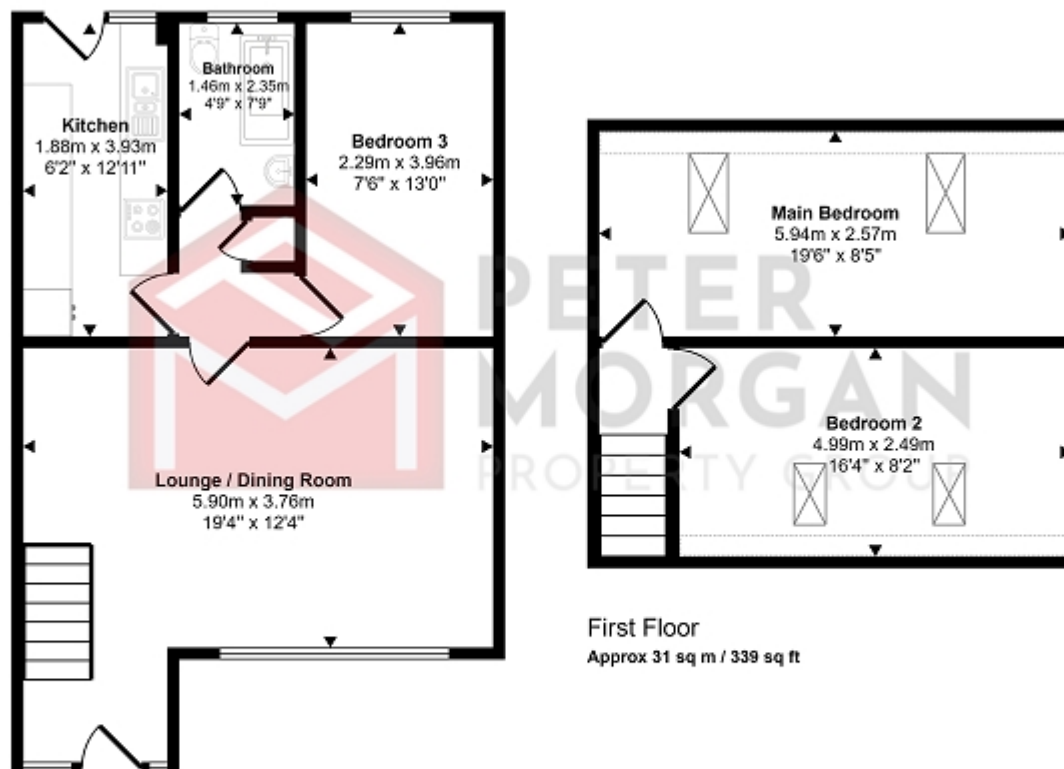
Current council tax banding D

Current heating type Electric

Tenure Freehold




Approx Gross Internal Area
81 sq m / 867 sq ft



Ground Floor
Approx 49 sq m / 528 sq ft

First Floor
Approx 31 sq m / 339 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
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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