

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



56 Commercial Street, Nantymoel, Bridgend, Bridgend County. CF32 7NW

£110,000

Main Features

- Fully modernised and very well presented
- 2 bedroom mid terrace ex miners cottage
- Open plan lounge/ dining room
- Fully fitted kitchen
- First floor bathroom
- Tiered rear garden
- Approximately 9 miles from the M4 at Junction 36
- Convenient for village amenities and bus link. The Celtic Trail Cycle Track is within 1/2 mile
- uPVC double glazing and Combi gas central heating
- Council Tax Band: A. EPC: C

General Information

FULLY MODERNISED AND VERY WELL PRESENTED 2 BEDROOM MID TERRACE EX MINERS COTTAGE, BENEFITTING FROM FAR REACHING VIEWS AND OPEN COMMUNAL GREEN VIEWING AREA TO THE FRONT.

Situated in a popular 'semi rural' location within the village. Approximately 9 miles from the M4 at Junction 36. Convenient for village amenities and bus link. The Celtic Trail Cycle Track is within 1/2 mile.

The property has accommodation comprising ground floor open plan lounge/ dining room, fully fitted kitchen, first floor landing, bathroom and 2 bedrooms. Externally there is a tiered rear garden.

This home benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Lounge/Dining Room

uPVC double glazed door and window to front with open aspect over communal green ,woodland and hills. Fitted venetian blind. Plastered walls and ceiling. Inset ceiling spotlights. Spindled and carpeted staircase to 1st floor. Laminate flooring. 2 radiators. Under stairs storage cupboard. Under stairs spotlight recess. Boxed in electric meter and consumer unit. Telephone and TV connection points. Flagstone hearth. Internal open square doorway and window/serving hatch to...

Kitchen

uPVC double glazed window and door to rear garden. Fitted venetian blind. Fully fitted kitchen finished with grey handleless doors, marble effect worktops with upstands and brick style white tiled splashbacks. Integral oven, grill, ceramic hob and extractor fan, fridge freezer and washing machine. Wall mounted Combi gas central heating boiler. Tiled floor. Radiator. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm.

FIRST FLOOR

Landing

Plastered walls and ceiling. Inset ceiling spotlights. Smoke alarm. Loft access. Fitted carpet. Radiator. White panelled colonial style doors to bedrooms and..

Bathroom

Fitted carpet and storage space to entrance. uPVC double glazed window to rear. Fitted roller blind. Three-piece fitted bathroom suite in white comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit and panelled bath with overhead Rainstorm shower and hair wash spray. Shower screen. Anthracite heated towel rail. Tiled floor. Plastered ceiling with inset spotlights. Extractor fan. PVC clad walls.

Bedroom 1

uPVC double glazed window with far-reaching open aspect over communal green space, woodland and hills. Plastered walls and ceiling. Spotlit recess. Fitted carpet. Radiator.

Bedroom 2

The bedroom is split level and divided into two connecting sections as follows.

Sleeping area - with fitted carpet. Plastered walls and ceiling. Fitted double wardrobe.

Dressing area- uPVC double glazed window to rear. Fitted roller blind. Radiator. Fitted carpet. Plastered walls and ceiling.

EXTERIOR

Rear Garden

Tiered rear garden comprising yard area with flood light and steps, leading to tiered & enclosed rear garden with paved pathways and recently built retaining walls. Wood fencing. The rear garden requires finishing /surfacing.

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 gas, mains drainage

Current council tax banding A

Current heating type Combi

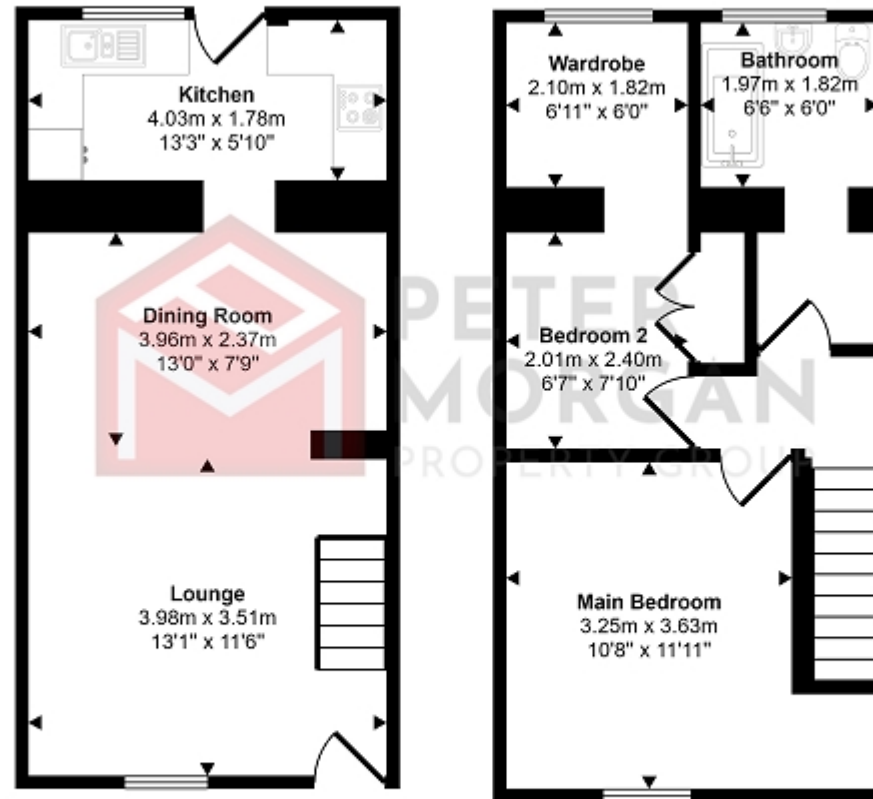
Tenure Freehold








Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft

First Floor
Approx 35 sq m / 378 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		87
(69-80) C	69	
(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.

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