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Little Orchard House, 2 Glan-y-parc, Bridgend, Bridgend County. CF31 4BS

£400,000

Main Features

- *PART EXCHANGE CONSIDERED*
- 4-5 bedroom extended Villa style period semi detached home (Circa 1928)
- Occupying a corner plot
- Double aspect rooms
- 3 car driveway
- Situated in a highly convenient location for Town Centre
- Family size gardens
- Combi gas central heating & uPVC double glazing
- Fitted carpets & blinds are included
- Council Tax Band :F. EPC: D

General Information

PART EXCHANGE CONSIDERED "ORCHARD HOUSE" IS A 4-5 BEDROOM, 2 BATHROOM EXTENDED VILLA STYLE PERIOD SEMI DETACHED HOME (CIRCA 1928) WITH CHARACTER, OCCUPYING A CORNER PLOT WITH FAMILY SIZE GARDENS, DOUBLE ASPECT ROOMS, 3 CAR DRIVEWAY & MORE!

Situated in a highly convenient location for Town Centre, leisure centre, playing fields, schools & local amenities. Approximately 1 mile from Intercity rail link & bus depot at Bridgend Town Centre. Approximately 3 miles from the M4 at Junction 36. Approximately 21 miles from Cardiff & Swansea City Centre. The Heritage Coastline is within approximately 5 miles at Ogmore By Sea.

This home has accommodation comprising vestibule, hallway, lounge, sitting room (potential 5th bedroom), study, open plan kitchen/dining room, utility room. First floor landing. Family bathroom, four bedrooms & en-suite shower room to bedroom one.

Externally there are front, side and rear gardens. Driveway parking for 3 cars.

This home benefits from Combi gas central heating & uPVC double glazing. Fitted carpets & blinds are included.

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GROUND FLOOR

Vestibule

uPVC double glazed front door. Double doors to built-in cloaks cupboard. Glazed internal door to..

Hallway

Half turn carpeted and spindled staircase to 1st floor. Radiator with decorative cover. Telephone and Internet connection points. Fitted carpet. Corniced ceiling. 'Tado' wall mounted Smart wireless heating thermostat. Colonial style wood panelled doors to living rooms and glazed door to study.

Lounge

Double aspect room, having uPVC double glazed windows to front and side. Fitted venetian blinds. Recessed fireplace with potential for wood/multifuel stove. Radiator with decorative cover. Corniced ceiling. Ceiling rose. Fitted carpet. Wired for wall mounted television.

Sitting Room/ Bedroom 5

Double aspect room with uPVC double glazed windows to front and side. Radiator. Laminate flooring. TV connection point.

Study

Recessed shelving. Coving. Tiled floor. Built-in store cupboard.

Kitchen / Dining Room

Open plan designed room with uPVC double glazed French doors to side and rear gardens. uPVC double glazed windows to side and rear. Traditional fitted kitchen comprising a variety of wall mounted and base units to include glass display unit and shelving. Granite effect worktops. One and a half bowl composite sink unit with extendable mixer tap. Tiled splash backs. Integral dishwasher. Multi fuel (gas and electric) cooking range with gas hob, double oven, grill and pan store. Space for American style fridge freezer. Tiled floor. Radiator. Plastered walls and ceiling. Cornicing. Inset ceiling spotlights and fan light.

Utility Room

A range of wall mounted and base units matching kitchen. Circular stainless steel sink unit with mixer tap. Wall mounted Combi gas central heating boiler. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Inset ceiling spotlights.

FIRST FLOOR

Landing

Loft access with loft ladder. uPVC double glazed window to rear. Balustrade and spindles. Fitted carpet. Wood panelled colonial style doors to bedrooms and..

Family Bathroom

2 uPVC double glazed windows to rear. Traditional three-piece white bathroom suite comprising close coupled WC, pedestal hand wash basin and panelled bath with mixer tap and overhead mixer shower with folding glass screen. Tiled splashback. Cushion flooring. Radiator. Plastered walls and ceiling. Inset ceiling spotlights.

Bedroom 1

uPVC double glazed window to rear. Fitted venetian blind. Radiator. Fitted carpet. Fitted wardrobes. Plastered walls and ceiling. Inset ceiling spotlights. TV connection.

En-suite shower room

uPVC double glazed window to side. Roller blind. Three-piece suite in white comprising close coupled WC, pedestal hand wash basin and shower cubicle with mixer shower. Tiled walls. Tiled floor. Heated towel rail. Plastered ceiling with inset spotlights. Extractor fan.

Bedroom 2

Double aspect room with uPVC double glazed windows to front and side. Fitted venetian blinds. Fitted wardrobes. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to front. Venetian blind. Radiator. Fitted carpet.

Bedroom 4

uPVC double glazed window to front. Venetian blind. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Pedestrian access via wooden garden gate and concrete pathways leading to undercover verandah and front door. Courtesy light. Laid to decorative stone. Decorative slate covered planting bed. Wood storage shed.

Side Garden

Landscaped garden laid to lawn. Decorative stone covered pathways. Vegetable planting areas. Raised flower bed. Indian flag stone paved sun terrace with pergola. Stone built boundary wall. Outdoor power points and consumer unit (ideal for hot tub). Access to kitchen via French doors.

Rear Garden

Spanish villa style rear terraced garden. Laid with terracotta style paved patio. Illuminated display niches. Curved benches. Outdoor power points. Security floodlight. Wood framed wood store. Access to kitchen via French doors. Low rising paved steps with handrail and spindles, leading to

Driveway

Parking for three cars and access to rear lane . Lantern style light.

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).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding F

Current heating type Combi

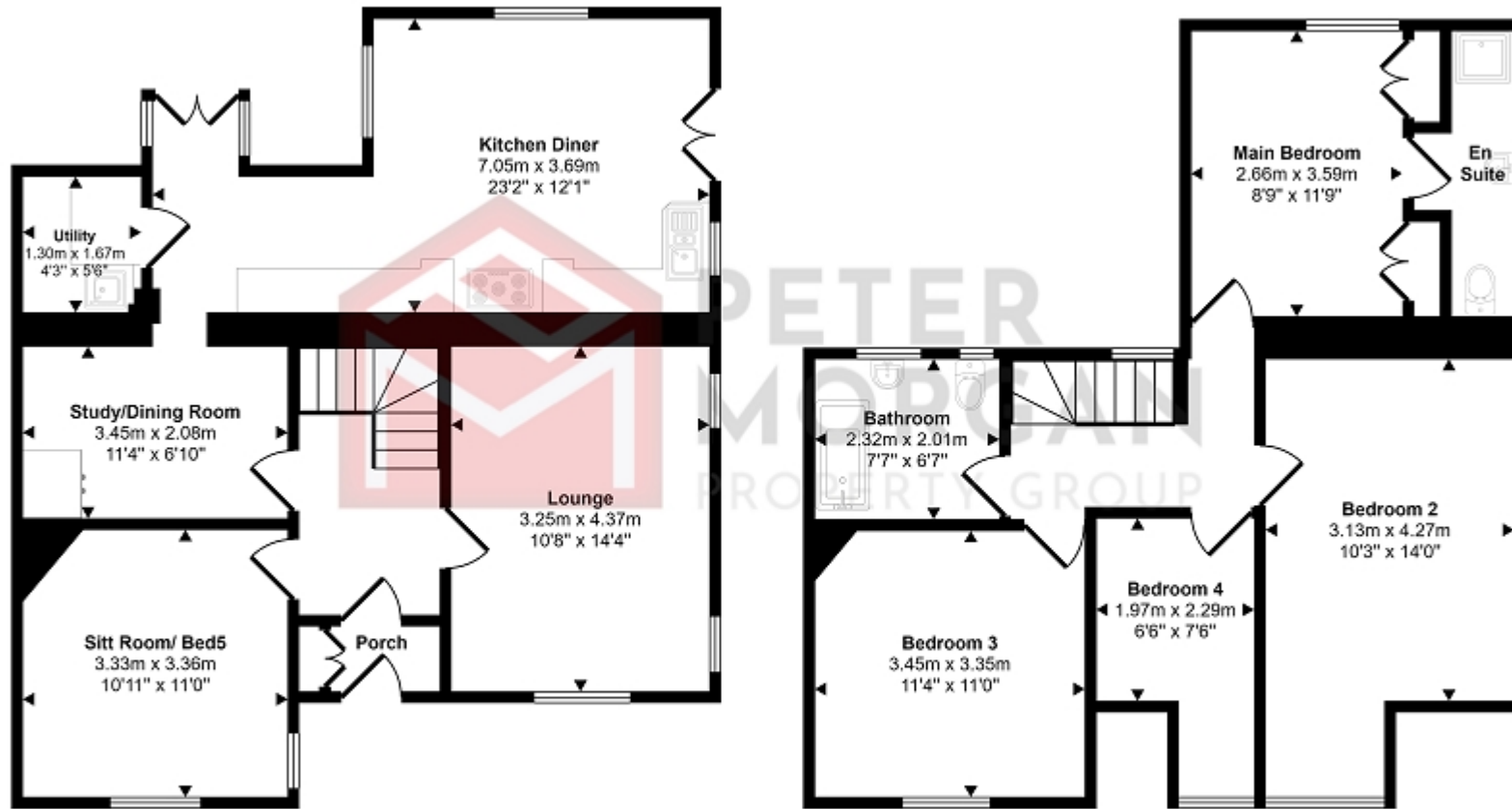
Tenure Freehold







Approx Gross Internal Area
131 sq m / 1415 sq ft




Ground Floor
Approx 69 sq m / 745 sq ft

First Floor
Approx 62 sq m / 670 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.



Little Orchard House, 2 Glan-y-parc, Bridgend, Bridgend County. CF31 4BS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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 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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