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2021
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SALES
GOLD WINNER

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1 Oak Terrace, Coytrahen, Bridgend, Bridgend County. CF32 0DY



£165,000

Main Features

- Three Bedroom, End Terraced Property
- Front Driveway
- Modern Interior
- Spacious Living
- Ideal for first time buyers or potential investors
- Storage and Gym Room
- Close proximity to local amenities
- Council Tax Band B.
- EPC: D

General Information

This recently modernized three bedroom property with garage is ideal for first-time buyers.

The property is entered via a partly glazed composite door into an entrance porch with staircase rising to the first floor landing and walkway to the lounge. The lounge is a generously sized room that features a log burner, double glazed window to the front, charming alcove areas, under stairs storage and doorways to the kitchen, bathroom and utility room. The kitchen has been fitted with a matching range of base and eye level units, ceramic sink with mixer tap, integrated dishwasher, eye level cooker and microwave, four ring gas hob with complimentary extractor hood over and space for a fridge/freezer. There is a double glazed window to the rear and tiled flooring. The bathroom has been fitted with a three-piece suite comprising; low-level WC, wash hand basin with vanity unit and panel bath with shower overhead. There is a chrome towel rail, fully tiled walls and flooring and an obscure glazed window to side. The utility space is a practical room with space for two appliances, a double glazed window to side, doorway to the garage and a partly glazed PVCu door to rear. The garage is fully powered with an electric roller door and has been recently refurbished into a gym, the area also houses the combination style boiler.

On the first floor landing there is a double glazed window to side and doorways to the three bedrooms. Bedroom one is a generously sized double room with double glazed windows to side and rear. Bedroom two is a good size double room with double glazed window to front and two useful alcove spaces. Bedroom three

is a well-proportioned single room with a double glazed window to side.

To the front of the property is an enclosed well-presented driveway allowing off-road parking and entrance into garage. To the rear of the property is a courtyard-style garden with side access.

Viewing's on the property are highly recommended.

GROUND FLOOR

Hallway

Upvc composite panelled front door. Laminate flooring, staircase leading to first floor, door way leading to

Lounge

(16' 6" x 12' 4") or (5.03m x 3.76m)

Upvc double glazed bay window to the front aspect. Laminate flooring. Under sill radiator. Plastered ceilings. Dual fuel log burner, slate effect hearth and wooden sleeper. Concrete feature faux staircase. Wood panel door housing under stair storage. Doorway leading to

Inner Hallway

Tile flooring. Consumer board. Doorways leading to multiple rooms.

Utility Room

(4' 3" x 8' 0") or (1.29m x 2.44m)

A range of base units with chrome fittings, complimentary work surface, ceramic tiling to the floor, plumbed for automatic washing machine, space for tumble dryer or dishwasher, uPVC window to the side, uPVC fully obscured glazed door leading to rear garden.

Bathroom

(5' 0" x 5' 8") or (1.52m x 1.73m)

Comprising of a white suite including a modern P shaped bath with shower over, wash hand basin with vanity unit and a low level WC. A frosted uPVC double glazed window. Floor to ceiling tiled walls and tile flooring.

Kitchen

(11' 8" x 6' 9") or (3.55m x 2.06m)

Fitted kitchen with a range of base and wall units with chrome fittings, complimentary work surface, 1 1/2 composite sink and drainer unit, chrome gas hob and chrome cooker hood, attractive splashback cladding, ceramic tiling to the floor, space for fridge/freezer, Integrated dishwasher, ceiling spotlighting, uPVC window with open aspect views to the rear, one double radiator.

FIRST FLOOR

Landing

Carpet flooring. Ceiling light fitment. Upvc window. Doorways leading to multiple rooms.

Bedroom 1

(13' 0" x 13' 0") or (3.96m x 3.96m)

L-Shaped main bedroom, comprising of carpet flooring, uPVC Double glazing window to rear and side. Wall mounted under sill radiator.

Bedroom 2

(10' 3" x 13' 5") or (3.12m x 4.09m)

Second bedroom, comprising of carpet flooring, uPVC Double glazing, wall mounted radiator. Upvc double glazed window.

Bedroom 3

(6' 6" x 7' 3") or (1.98m x 2.21m)

Third bedroom, comprising of carpet flooring, uPVC Double glazing, wall mounted radiator.

EXTERIOR

Front Garden

Paved driveway with space for multiple vehicles , giving entrance to property.

Attached Garage

Divided into 2 sections. Skimmed walls, power points, wood panel door. Electric roller door entrance

Rear Garden

Rear courtyard with fencing and block built containing wall.

INFORMATION

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).

EPC Rating

D

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

B

Current heating type

Gas

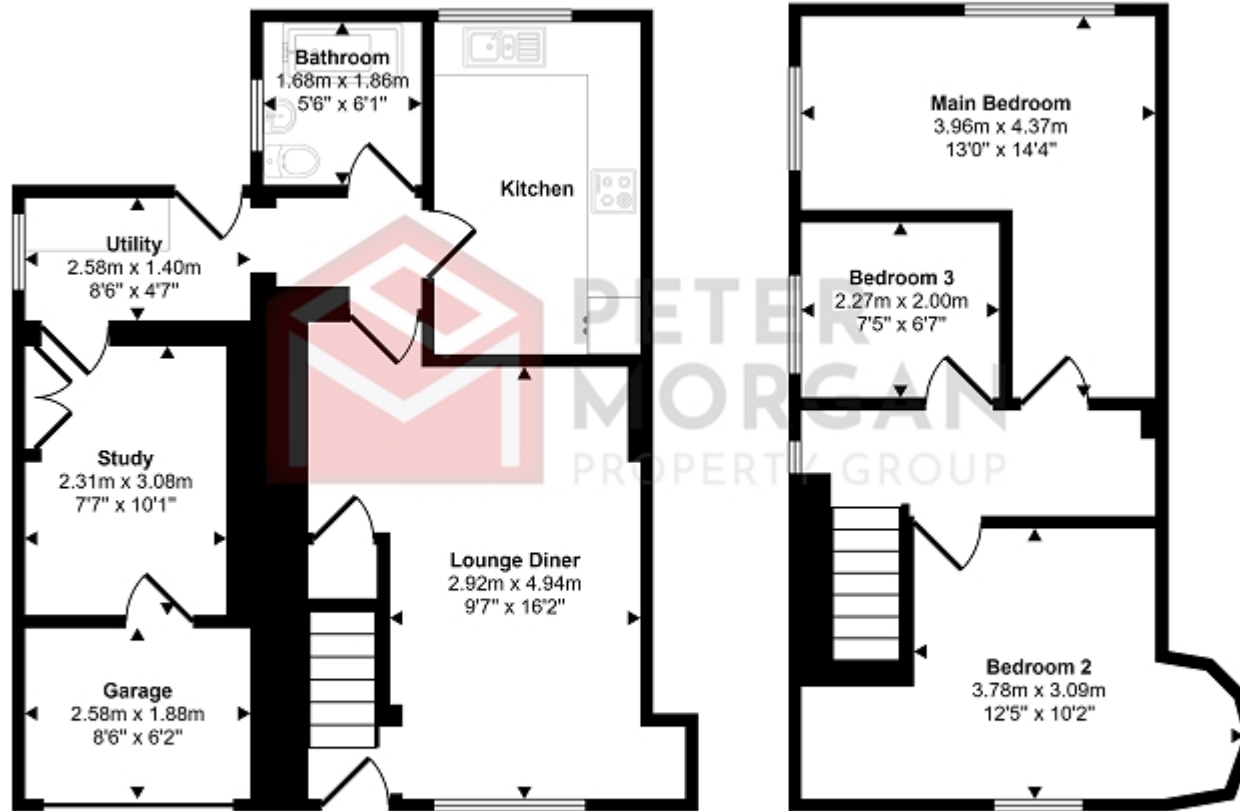
Tenure

Freehold





Approx Gross Internal Area
93 sq m / 1006 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 37 sq m / 397 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(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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