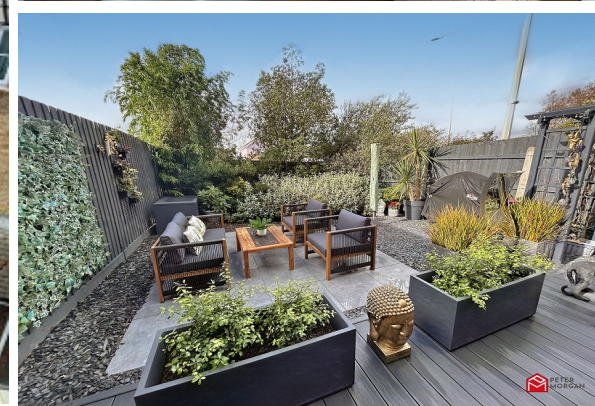
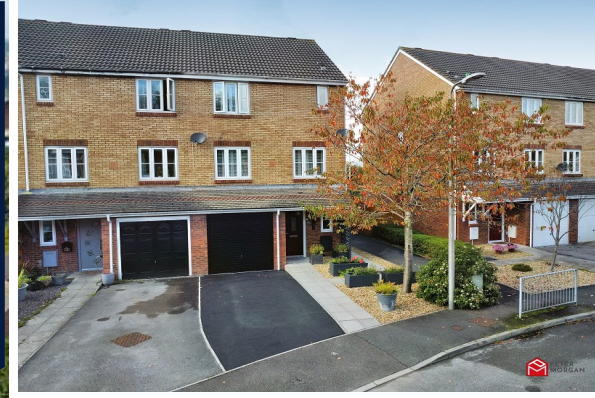


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



57 Maes Dewi Pritchard, Brackla, Bridgend, Bridgend County. CF31 2ET



Offers In Region Of **£280,000**

Main Features

- 3 double bedroom end of terraced 3 storey home with NO ONGOING CHAIN
- Individual "BOHO" style interiors
- Integral garage
- Landscaped garden
- 2 bathrooms
- Approximately 1 mile from Bridgend Town Centre
- 2 miles from the M4 at Junction 36
- Master bedroom with en-suite shower room
- uPVC double glazing & gas central heating
- Council Tax Band: D. EPC:C

General Information

3 DOUBLE BEDROOM END OF TERRACED, 3 STOREY HOME WITH INDIVIDUAL "BOHO" STYLE INTERIORS, INTEGRAL GARAGE, LANDSCAPED GARDEN, 2 BATHROOMS, NO ONGOING CHAIN & MORE!

Situated in a convenient location within approximately 1 mile from Bridgend Town Centre, 2 miles from the M4 at Junction 36, 1/2 mile from Brackla shopping triangle & local schools.

This home has accommodation comprising ground floor integral garage, hallway, shower room, laundry room, garden room/bedroom 3. First floor landing, lounge, fully fitted kitchen/dining room. Second floor landing, family bathroom, 2 double bedrooms & en-suite shower room.

Externally there is an open plan garden, driveway & garage to front. Fully landscaped Southerly facing garden to rear.

This home benefits from uPVC double glazing, gas central heating & flat screen TVS where located are to remain. Furniture available under separate negotiation. Viewing is highly recommended.

Visit our new and improved website for more information.

GROUND FLOOR

Hallway

Composite double glazed front door. Slate effect tiled floor. Wood panelled walls to dado. Feature archway. Designer radiator. Polished chrome electrical fitments. Half turn spindled and carpeted staircase to 1st floor. Under stairs store cupboard with tiled floor.

Shower Room

uPVC double glazed window to front. Venetian blind. Fitted three-piece suite in white comprising wall hung WC with enclosed cistern and push pad flush and wash basin with monobloc tap set in vanity unit with tiled splashback. Tiled shower cubicle with mixer shower. Vertical radiator. Tiled floor. Extractor fan. Ceiling rose.

Garden Room/ Bedroom 3

uPVC double glazed French doors to rear garden. Luxury vinyl flooring. Wood panelled and papered feature walls. Designer tubular vertical radiator operated by central heating off electric (ideal for taking chill of room without heating being on). Coving. Nickel effect electrical fitments.

Laundry/ Utility Room

uPVC double glazed door and window to rear garden. Fitted venetian blind. Fitted wall mounted and base units finished with high gloss white doors and chrome handles. Granite effect worktop with split stone tiled splashbacks. Plumbing for washing machine. Wall mounted gas central heating boiler housed in unit. Slate effect tiled floor. Vertical designer radiator. Coving. Polished chrome electrical fitments.

FIRST FLOOR

Landing

Balustrade with spindles. Carpeted staircase to 2nd floor. uPVC double glazed window to side. Polished chrome electrical fitments. White wood panelled and part glazed doors to living rooms.

Lounge

2 uPVC double glazed windows with fitted shutters to front. Two tubular designer radiators. Living flame ethanol recessed gas fire with wood mantle. Spotlit illuminated alcoves finished in split stone. Wood flooring. Feature wall mounted storage units with mirror tiled wall. Wall mounted flat screen television to remain. Polished chrome electrical fitments.

Kitchen / Dining Room

2 uPVC double glazed windows to rear. Fitted shutters. Fitted kitchen finished with matt black doors and butchers block wood worktops. Black sink bowl with extendable mixer tap. Brick style tiled splashbacks. Two pull-out larder units. Carousel corner unit and soft closing drawers. Integral Neff microwave, oven & grill. Integral fridge freezer and dishwasher. Luxury vinyl flooring. Tubular designer radiator. Brick tiled feature wall with wall lights. Pendulum lighting over dining table. Coving. Nickel effect electrical fitment. Wired for flat screen TV which is to remain.

SECOND FLOOR

Landing

Balustrade with spindles. uPVC double glazed window with fitted roller blind to side. Loft access with ladder, lighting and partly boarded. Smoke alarm. Fitted carpet. Airing cupboard housing hot water tank and slatted shelf. Chrome electrical fitment. White wood panelled and part glazed doors to bedrooms and bathroom.

Family Bathroom

uPVC double glazed window to rear. 3 piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with waterfall tap and tiled panelled bath with mixer waterfall tap. Tiled splashbacks. Tiled floor. Radiator. Chrome electrical shaver point. Illuminated mirror. Extractor fan. Vertical mirrored storage cabinet.

Bedroom 1

uPVC double glazed window with fitted shutters to front. Designer tubular radiator. Corniced ceiling ceiling rose. Laminate flooring. Fitted double wardrobe. Built in store cupboard with shelving. Wood panelled and papered feature wall. Part glazed door to...

En-suite shower room

uPVC double glazed window to front. Fitted venetian blind. Fitted three-piece suite in white comprising close coupled WC with enclosed cistern and pushbutton flush, pedestal hand wash basin with monobloc tap and shower cubicle with mixer shower. Tiled floor. Tiled feature wall. Ceiling rose. Extractor fan. Wall mounted mirrored cabinet.

Bedroom 2

uPVC double glazed window with open, far-reaching aspect and fitted shutters to rear. Laminate flooring. Radiator. Chrome electrical fitment. Wall mounted reading light.

EXTERIOR

Front Garden

Open plan, laid with decorative stone. Mature tree. Paved pathways. Courtesy light, ring doorbell and overhead canopy to front door. Paved pathway to side. Gated side access to rear garden. Tarmac driveway, leading to..

Integral Garage

Electronic, remote control up and over door. Electric light and power. Potential for conversion (subject to planning permission and building regulation approval).

Rear Garden

Fully landscaped lifestyle rear garden. Southerly facing. Glass covered pergola providing under cover area. Composite deck. Nonslip tiled patio area. Decorative slate covered borders. Water feature. Wood fencing with concrete posts. External lighting. External power points, Variety of shrubs and ornamental trees.

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

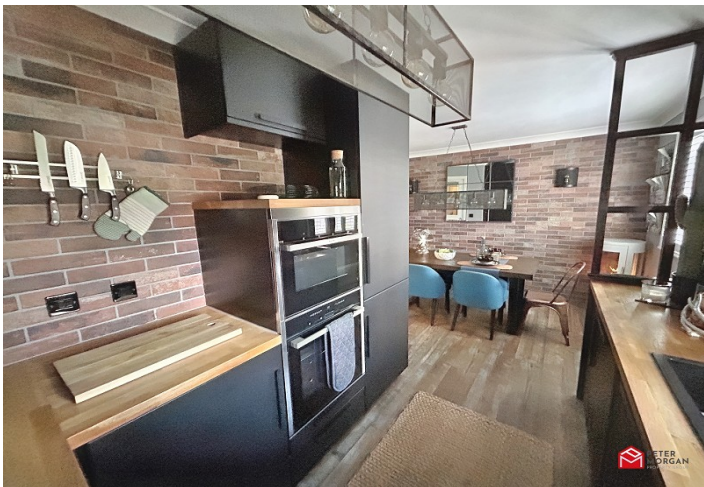
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Gas

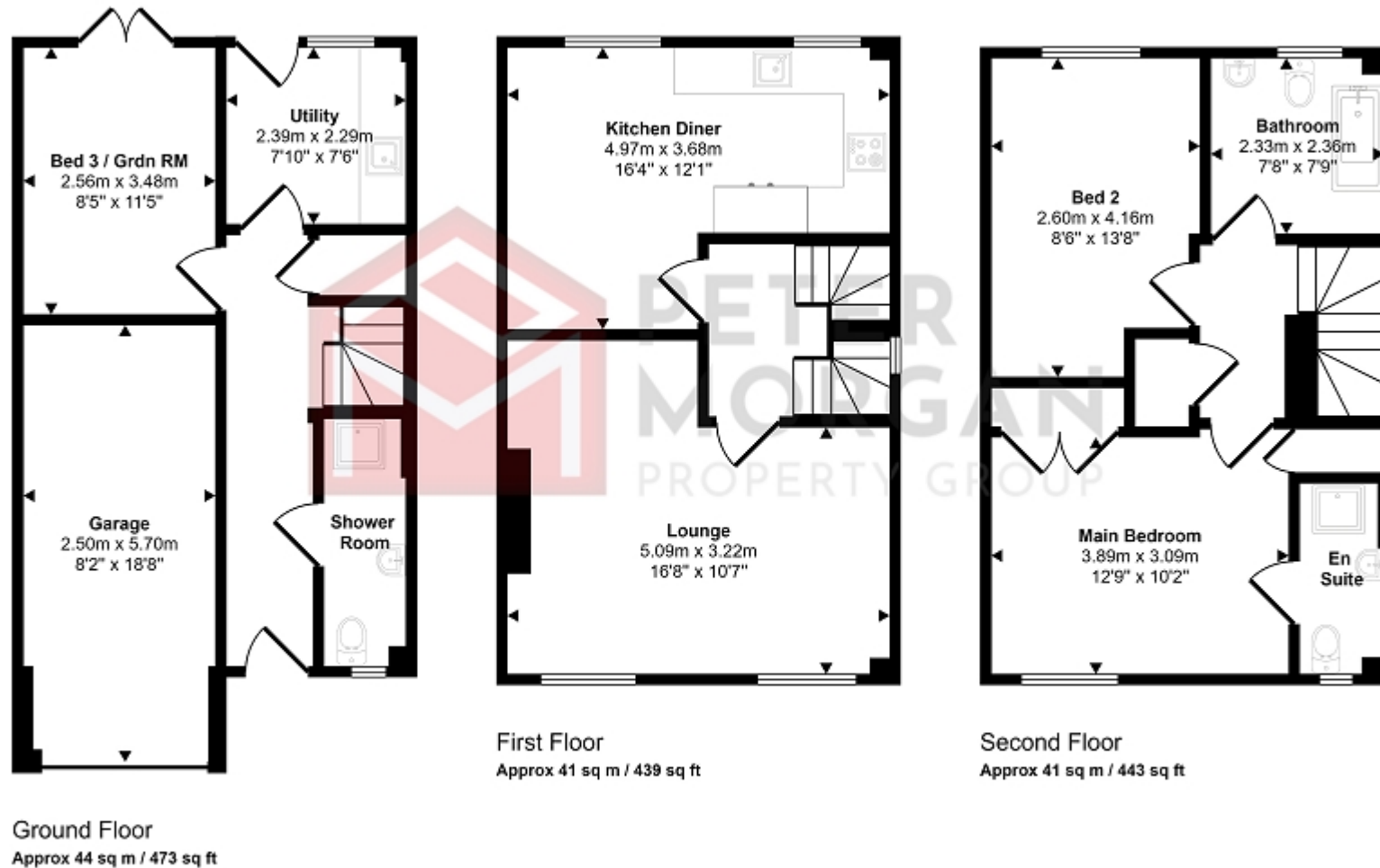
Tenure Freehold







Approx Gross Internal Area
126 sq m / 1355 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	75	
(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 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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

