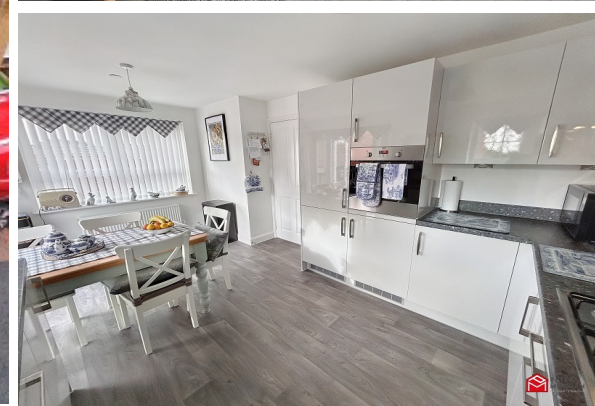


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



11 Maes Y Rhedyn, Llangewydd Court, Bridgend, Bridgend County. CF31 4FD



**£280,000**



## Main Features

- Modern 3 bedroom detached home
- Occupying a corner plot on a modern Development
- Situated in a convenient location for local Primary & Comprehensive Schools
- Approximately 1.5 miles from Bridgend Town Centre
- Double aspect lounge & double aspect fully fitted kitchen/dining room
- Family bathroom & en-suite to bedroom 1
- 3 car driveway
- uPVC double glazing & combi gas central heating
- NHBC builders structural warranty
- Council Tax Band D. ER:B

## General Information

MODERN 3 BEDROOM DETACHED HOME, OCCUPYING A CORNER PLOT ON A MODERN DEVELOPMENT WITHIN THE LLANGEWYDD COURT AREA OF BRIDGEND.

Situated in a convenient location for local Primary and Comprehensive Schools. Approximately 1.5 miles from Bridgend Town Centre.

This home has accommodation comprising hallway, double aspect lounge, double aspect fully fitted kitchen/dining room with French doors to garden, cloakroom. First floor landing, family bathroom, 3 bedrooms (2 being double aspect) and en-suite to bedroom 1.

This home has landscaped gardens and 3 car driveway.

Benefiting from uPVC double glazing, combi gas central heating & NHBC builders structural warranty. Carpets, flooring & fitted blinds are to remain.

Visit our new and improved website for more information.

## GROUND FLOOR

## Hallway

Composite double glazed front door. Spindled and carpeted staircase to first floor. Grey wood grain cushioned flooring. Plastered walls and ceiling. Mains powered smoke alarm. Wall mounted gas central heating thermostat (zone one). Double doors to store cupboard housing electrical consumer unit and wireless Internet controls. Radiator. Under stairs door cupboard. White colonial style panel doors to living rooms and

## Cloakroom

Fitted two piece suite in White comprising close couple WC with push button flush and pedestal hand wash basin with monobloc tap and tiled splash back. Grey wood grain cushion flooring. Extractor fan. Plastered walls and ceiling.

## Lounge

Double aspect room with uPVC double glazed windows to front and side. Fitted vertical blinds. Fitted Grey carpet. Radiator. Plastered walls and ceiling. TV connection.

## Kitchen / Dining Room

Double aspect room with uPVC double glazed window to front. uPVC double glazed window and French doors to side. Fitted vertical blinds. Fully fitted kitchen finished with high gloss light Grey doors and brushed steel handles. Granite effect worktops with up stands. Stainless steel sink unit with mixer tap. Integral oven, eye level grill, hob with glass splash plate and extractor hood. Dishwasher, washing machine and fridge freezer. Grey Wood grain cushion flooring. Radiator. Wall mounted Combi gas central heating boiler housed in matching wall unit.

## FIRST FLOOR

## Landing

Balustrade and spindled. Fitted Grey carpet. Loft access. Mains powered smoke alarm. Plastered walls and ceiling radiator.

## Family Bathroom

uPVC double glazed window to side. Fitted three-piece bathroom suite comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap and tiled splash back & panel bath with mixer tap, overhead mixer shower with glass screen and tiled surround. Grey wood grain vinyl flooring. Chrome heated towel rail. Plastered walls and ceiling. Extractor fan.

## Bedroom 1

Double aspect with uPVC double glazed windows to front and side. Fitted vertical blinds. Radiator. Fitted Grey carpet. Double wardrobe. Plastered walls and ceiling. Wall mounted gas central heating thermostat (zone two). White colonial style panel door to

## En-suite shower room

uPVC double glazed window to front. Fitted three-piece suite in White comprising close couple WC with push button flush pedestal, hand wash basin with monobloc tap and tiled splash back. Tiled shower cubicle with electric shower. Grey wood grain vinyl flooring. Extractor fan. Shaver point. Plastered walls and ceiling.

## Bedroom 2

Double aspect room having uPVC double glazed windows to front and side. Fitted vertical blinds. Fitted Grey carpet. Open double wardrobe with hanging rail and shelf. Built-in store cupboard. Plastered walls and ceiling.

## Bedroom 3

uPVC double glazed window to side. Fitted vertical blind. Fitted Grey carpet. Radiator. Plastered walls and ceiling.

## EXTERIOR

## Frontage

Landscaped open plan front garden laid with decorative stone. Galvanised steel railings and paved pathway to front door. Courtesy light. External gas and electric meter boxes.

## Left Hand Side Garden

Open plan and laid with decorative stone. Potential for extra parking.

## Right Hand Side Garden

This is the main garden of the property and laid over two levels comprising.

## First Level

Flagstone paved patio with wood fencing. Outdoor power points. Water tap. Access to main dwelling via French doors to kitchen/dining room. Gated entrance to rear driveway. Wood framed garden shed. Flagstone paved steps and handrail to

## Lower Level

Fully landscaped with flagstone pathways and patio with overhead pergola. Decorative stone covered garden area, raised planting beds, wood fencing & curved brick boundary wall. Paved patio and drying area.

## Rear Driveway

Wider than average driveway with potential for garage (subject to planning permission being obtained) laid with tarmac providing parking for three cars. Gate entrance to garden.

## 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 option 1 option 1 or email us at [bridgend@petermorgan.net](mailto:bridgend@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** Combi

**Tenure** Freehold







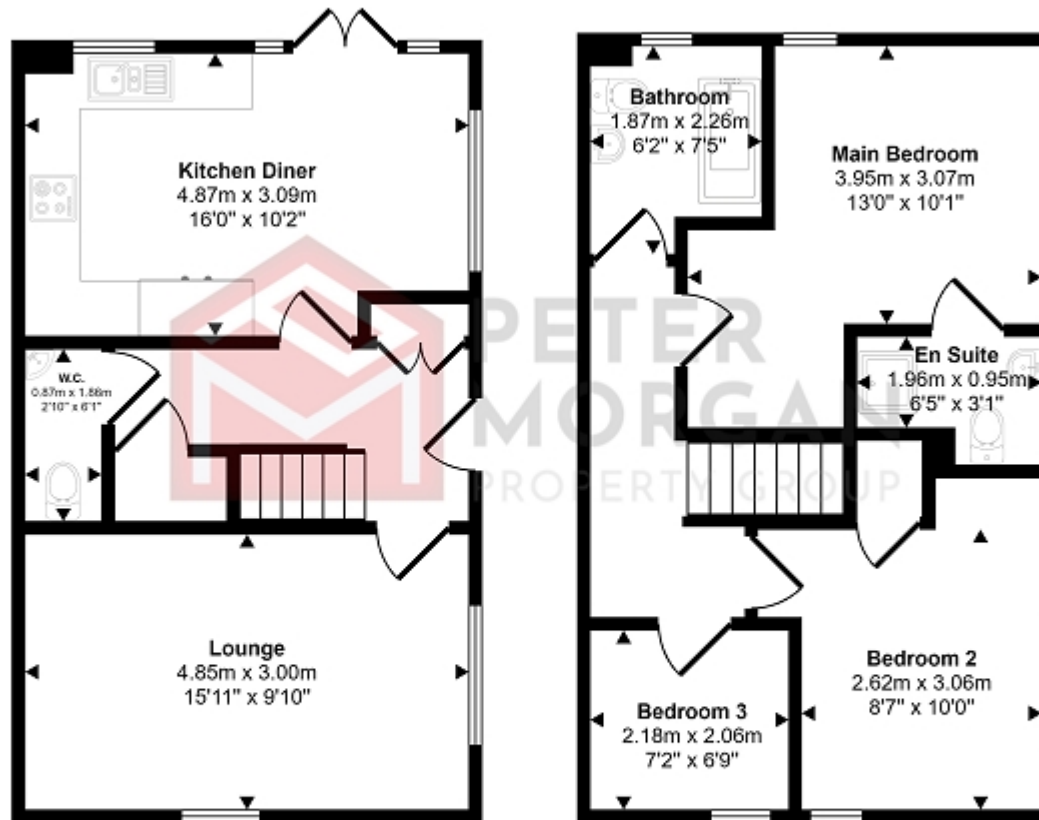








Approx Gross Internal Area  
82 sq m / 882 sq ft




Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 42 sq m / 450 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+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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





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](http://www.petermorgan.net)  
03300 563 555

