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PROPERTY  
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2021  
WALES  
SALES  
GOLD WINNER

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Windsor, 34 Picton Gardens, Bridgend, Bridgend County. CF31 3HJ



PETER MORGAN

**Offers In Region Of £300,000**

## Main Features

- 4 bedroom detached home
- Situated on a corner plot
- Lounge and dining room
- Bathroom, ensuite shower room and cloakroom
- Garage, driveway and South/ West facing rear garden
- Situated within 4 miles at Junction 35 and approximately 3.5 miles to Junction 36
- 1.5 miles from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmore By Sea
- 20 miles to Cardiff City Centre and 15 miles from Cardiff International Airport
- Combi gas central heating and wood double glazing
- Council Tax Band E. EPC: D

## General Information

4 BEDROOM AND 2 BATHROOM DETACHED HOME SITUATED ON A CORNER PLOT WITHIN A POPULAR DEVELOPMENT THAT IS CONVENIENT FOR SHOPPING PRECINCTS, BRYNTEG AND OLDCASTLE SCHOOLS AND THE VALE.

The property is situated within 4 miles at Junction 35 and approximately 3.5 miles to Junction 36, 1.5 miles from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmore By Sea, Brynteg Comprehensive school is within 0.8 miles, 20 miles to Cardiff City Centre and 15 miles from Cardiff International Airport.

This home is an ex showhouse from the 1990's. Built by Redrow and having original decoration. The accommodation comprises hallway, cloakroom, lounge, dining room, kitchen/ breakfast room, utility room. First floor gallery landing, 4 bedrooms, family bathroom and ensuite shower room. Externally there is a double driveway and integral garage and South/ West facing rear garden.

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

Offered for sale with vacant possession. Visit our new and improved website for more information.

## GROUND FLOOR

### Hallway

Composite double glazed front door. Radiator. Quarter turn staircase with handrail to 1st floor. Wall mounted central heating thermostat. Mains powered smoke alarm. White colonial style panelled doors to ground floor rooms.

### Cloakroom

Double glazed window to side. Two piece in white comprising close coupled WC and wash basin. Tiled splashback. Radiator. Carpet. Burglar alarm control unit.

### Lounge

Double glazed bay window to front. Roller blind. Radiator. Telephone and TV connection points. Wall and ceiling lights. Living flame, coal effect gas fire with marble hearth and Louis style surround. Open square archway to..

### Dining Room

Double glazed patio doors with vertical blinds to rear. Radiator. Fitted carpet. White colonial style door to..

### Kitchen/Breakfast Room

uPVC double glazed window to rear. Fitted wall and base units finished with grey and white doors. Marble effect worktops. 1 1/2 bowl composite sink unit with mixer tap. Tiled splashbacks. Integral oven, eye level grill, hob and extractor hood. Plumbed for dishwasher. Recess for fridge freezer. Door to under stairs store cupboard. Radiator. Tiled floor. Breakfast bar.

### Utility Room

Fitted base unit with worktop and composite sink unit with mixer tap. Tiled splashbacks. Space for washing machine and tumble dryer. Radiator. Wall mounted Combi gas central heating boiler.

## FIRST FLOOR

## Gallery Landing

Double glazed window to side. Balustrade and spindles. Attic entrance with ladder leading into boarded loft space. Fitted carpet. Radiator. Airing cupboard with slatted shelf and radiator. Mains powered smoke alarm.

## Family Bathroom

Double glazed window to rear. Three-piece suite in white comprising close coupled WC, wash basin and panelled bath with mixer tap and hair wash spray. Tiled splashbacks. Fitted carpet. Radiator. Wall mounted mirror. Shaver point.

## Bedroom 1

Double glazed window to front. Roller blind. Carpet. Radiator. TV connection point. Fitted wardrobes. White colonial style panelled doors to landing and..

## En-suite shower room

Double glazed window to front. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush and enclosed hand wash basin with monobloc tap, set in vanity unit. Shower cubicle with mixer shower, seat and grab rail. Artexed ceilings. Mirrored wall mounted cabinet. Extractor fan. Radiator. PVC clad walls. Tiled floor.

## Bedroom 2

Double glazed window to rear. Vertical blinds. Fitted wardrobes. Radiator. Carpet.

## Bedroom 3

Double glazed window to rear. Vertical blind. Radiator. Fitted wardrobes. Carpet.

## Bedroom 4

Double glazed window to front. Roller blind. Radiator. Carpet.

## EXTERIOR

The property occupies a corner plot.

## Front Garden

Laid to lawn, mature shrubs and hedging. Courtesy light and outer porch with tiled floor to front door. Pathway. Double driveway. Paved pathway and gated access to rear garden to right side of property. External gas and electric meter boxes.

## Integral Garage

Up and over door to front. Pedestrian door to side pathway. Power points and electric light. Wall mounted electrical consumer unit. Grass verge to left hand side.

## Rear Garden

West facing enclosed rear garden enjoying afternoon sun. Brick built side wall. Wood fencing. Paved pathways and patio. Variety of shrubs and ornamental trees. Water tap. Side storage area.

## 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** E

**Current heating type** Combi

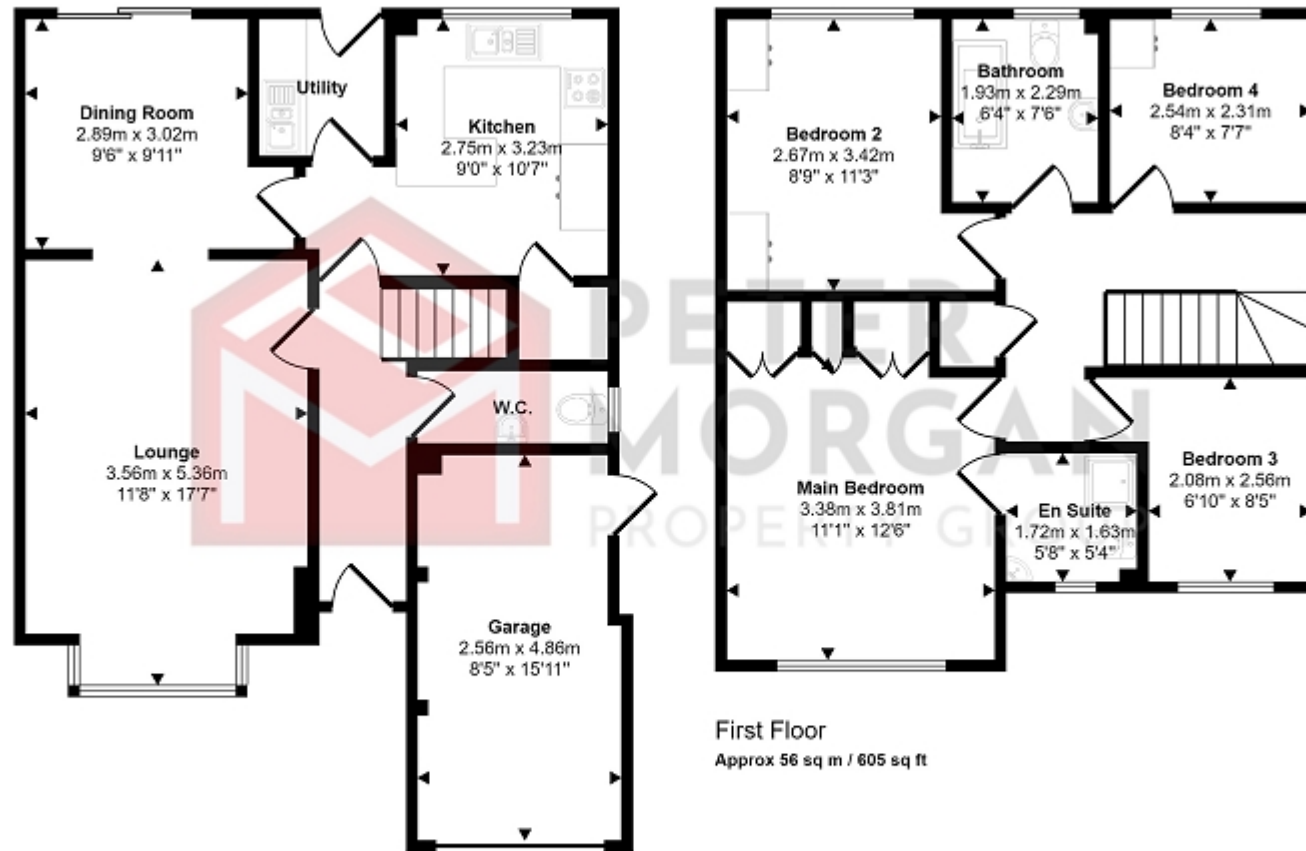
**Tenure** Freehold







Approx Gross Internal Area  
121 sq m / 1307 sq ft




Ground Floor  
Approx 65 sq m / 702 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	
(69-80)	C	76
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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.

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