

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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3 Milton Drive, Cefn Glas, Bridgend, Bridgend County. CF31 4QE



£200,000

Main Features

- Semi detached dormer bungalow
- 2-3 double bedrooms
- Fully fitted kitchen
- 1-2 reception rooms
- Versatile accommodation
- Approximately 1.5 miles from Bridgend Town Centre
- Convenient for local schools, shops and bus link
- The M4 is within 3.5 miles at Junction 36 (Sarn)
- uPVC double glazing and combi gas central heating
- Council Tax Band:C EPC: D

General Information

2 -3 DOUBLE BEDROOM SEMI DETACHED DORMER BUNGALOW WITH CARPORT, GARAGE WITH BLOCK PAVED DRIVEWAY, LANDSCAPED GARDENS AND VERSATILE ACCOMMODATION.

Situated in a convenient location, approximately 1.5 miles from Bridgend Town Centre. Convenient for local schools, shops and bus link. The M4 is within 3.5 miles at Junction 36 (Sarn).

This property has accommodation comprising ground floor fully fitted kitchen, inner hallway, shower room, lounge and 2 bedrooms (bedroom 3/ optional dining room). First floor double bedroom, landing, walk in wardrobe/ store cupboard.

The property benefits from uPVC double glazing and combi gas central heating. Flooring , fitted blinds and light fittings are to remain.

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GROUND FLOOR

Kitchen

uPVC double glazed window to front. uPVC double glazed window and door to side. Fitted venetian blinds. Fitted kitchen finished with Beech effect doors and brushed steel handles. Marble effect worktops with mosaic tiled splashbacks. Integral Neff oven and eye level grill, gas hob, extractor hood and fridge freezer. Part mosaic tiled walls. Radiator. Coving. Laminate flooring. Glazed door to..

Inner Hallway

Carpeted staircase with handrail to 1st floor. Laminate flooring. Radiator with cover. Glazed and wood panelled doors to living rooms and bedrooms.

Shower Room

uPVC double glazed window to side. Roller blind. Fitted three-piece suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap and double shower cubicle with electric shower. Tiled walls. Tiled floor. Illuminated, mirrored wall mounted cabinet.

Lounge

uPVC double glazed window to front. Venetian blind. Radiator. Electric fire with marble hearth and wooden surround. Alcoves. Fitted carpet. TV connection. Internet connection point.

Bedroom 2

uPVC double glazed window to rear. Radiator. Laminate flooring. Under stairs recess. Airing cupboard with radiator and shelf. TV connection.

Bedroom 3/ Optional Dining Room

uPVC double glazed patio doors to rear. Laminate flooring. Radiator. TV connection.

FIRST FLOOR

Landing

Fitted carpet. Smoke alarm. Wall light. Wood panelled door to..

Walk In Wardrobe/ Store Cupboard

Carpet. Shelving. Coat rail. Light. Door access to illuminated and boarded attic eaves.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Door access to attic eaves housing wall mounted Combi gas central heating boiler. Fitted carpet.

EXTERIOR

Front Garden

Laid with decorative stone and a variety of ornamental shrubs and trees. Block built boundary walls. Double gated block paved driveway to side for 2 cars. Carport. Water tap. External gas meter. Security floodlight. Access to main entrance door.

Detached Garage

Up and over vehicle door to front. uPVC pedestrian door to rear garden. Window to rear. Work bench. Base units with worktop. Electric light and power points.

Rear Garden

Southerly facing and fully landscaped rear garden. Laid to lawn. Paved patio areas. Recently laid wood decking with pergola. Block built boundary walls. A variety of ornamental trees and shrubs. Outdoor power points. Access to dining room with courtesy 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 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

Tenure Freehold

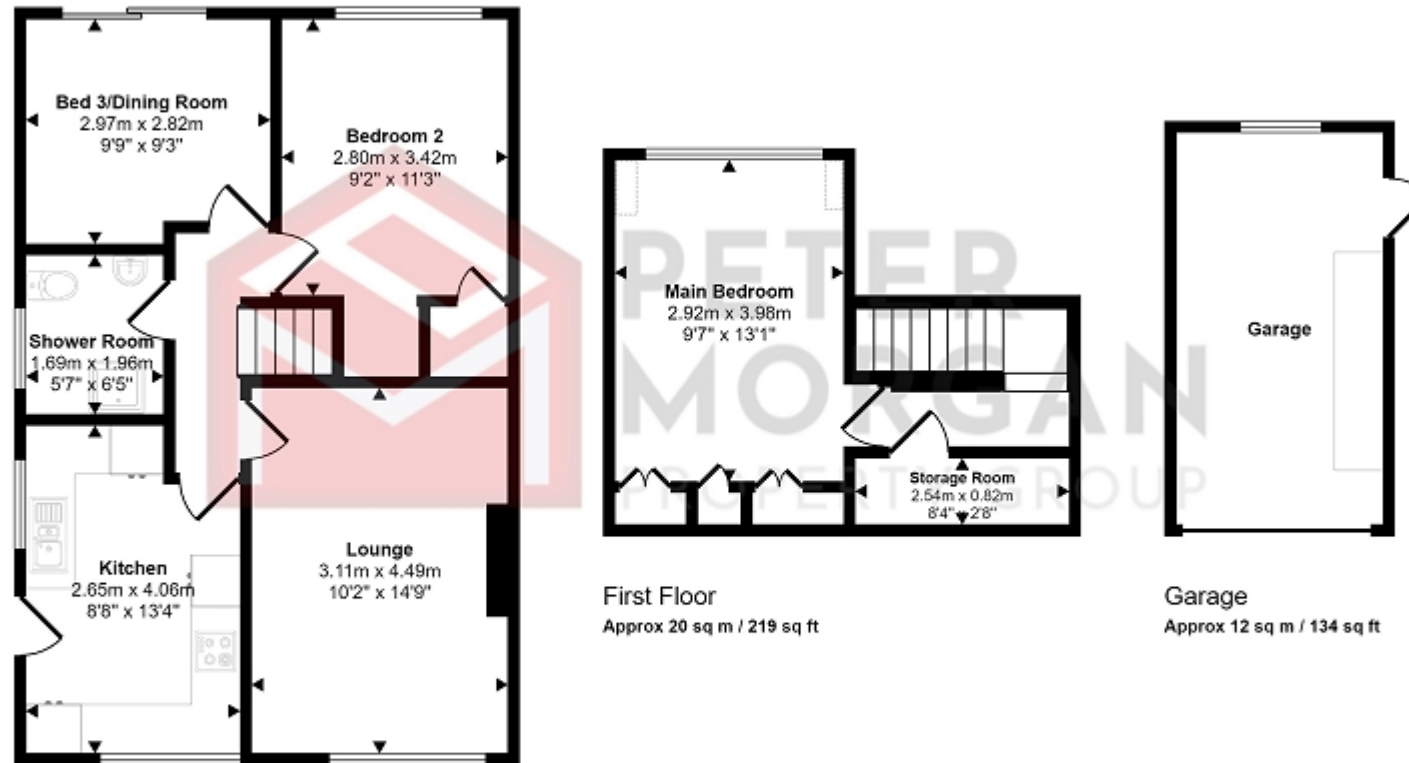








Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 54 sq m / 580 sq ft


First Floor
Approx 20 sq m / 219 sq ft

Garage
Approx 12 sq m / 134 sq ft

Denotes head height below 1.5m

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	58	
(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 ?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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