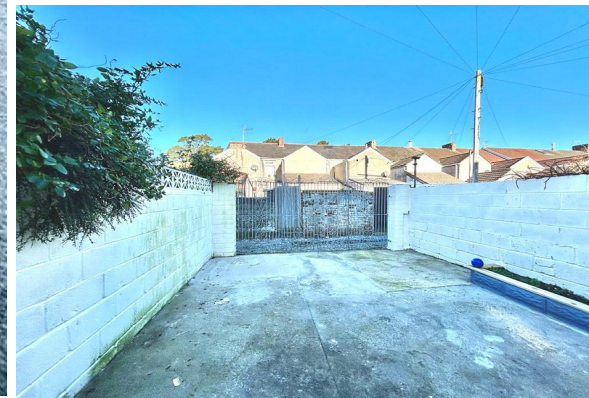


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 St. Marie Street, Bridgend, Bridgend County. CF31 3EE



Offers In Region Of **£180,000**

Main Features

- 3 bed mid terraced home
- 2 reception rooms
- Brynteg & Oldcastle school catchment area
- Loft space with velux window
- Rear garden with hardstanding
- Situated within 5 miles of Junction 35 and approximately 3 miles to Junction 36
- 1/2 mile from Bridgend Town centre, 4.5 miles from the Heritage Coastline
- at Ogmore By Sea, Brynteg Comprehensive school is within 0.6 miles
- 21 miles to Cardiff City Centre and 16 miles from Cardiff International Airport
- uPVC double glazing and combi gas central heating
- Council Tax Band C. EPC: D

General Information

3 BEDROOM MID TERRACED HOME, WITH 2 RECEPTION ROOMS, REAR GARDENS AND WITHIN OLDCASTLE AND BRYNTEG SCHOOL CATCHMENT AREA.

The property is situated within 5 miles of Junction 35 and approximately 3 miles to Junction 36, 1/2 mile from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmore By Sea, Brynteg Comprehensive school is within 0.6 miles, 21 miles to Cardiff City Centre and 16 miles from Cardiff International Airport.

This property has accommodation comprising ground floor porch, hallway, lounge, dining room, conservatory, kitchen, inner hallway and bathroom. First floor landing, 3 bedrooms and loft space. Externally there is a courtyard style rear garden and hardstanding. The property benefits from uPVC double glazing, combi gas central heating, redecorated throughout, newly fitted carpets and vacant possession.

Visit our new and improved website for more information.

GROUND FLOOR

Porch

uPVC double glazed door to front. Tiled floor. Part tiled and plastered walls. Electric consumer unit. Part glazed panelled door to...

Hallway

Tiled floor. Plastered walls. Staircase to first floor. Radiator. Wired smoke alarm. Papered ceiling.

Sitting Room

uPVC double glazed window to front. Laminate flooring. Papered walls and ceiling. Cast iron fireplace with wooden mantle surround. Gas meter box. Central ceiling light with decorative rose. Radiator.

Lounge/Dining Room

uPVC double glazed tilt and turn door leading to conservatory. Laminate flooring. Plastered walls. Papered ceiling. Telephone point. Radiator. Understairs store cupboard. Alcoves with brick feature. Wooden fire surround.

Conservatory

2 uPVC double glazed door to garden. Tiled floor. Plastered walls. Radiator. Polycarbonate roof.

Kitchen

uPVC double glazed window. Fitted kitchen finished with light Oak doors. Tiled splashback. Integral electric oven and gas hob. Tiled floor. Radiator. Plastered walls. Plastered and coved ceiling. Plumbed for washing machine. Hardwood part glazed panelled door leading to..

Inner Hallway

uPVC double glazed door to rear garden. Tiled floor. Plastered walls and ceiling.

Bathroom

uPVC double glazed window to rear. Three piece suite comprising low level w.c, hand wash basin and bath with overhead electric shower. Part tiled walls. Radiator.

FIRST FLOOR

Landing

Fitted carpet. Wooden balustrade. Plastered walls. Papered ceiling. Doors to all first floor rooms.

Bedroom 1

2 uPVC double glazed windows to front. Fitted carpet. Radiator. Papered walls and ceiling.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator. 2 fitted wardrobes, one housing combi gas central heating boiler. Access to loft via pull down ladder.

Bedroom 3

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

Loft Space

Velux window. Carpeted flooring. Electrical sockets. Store cupboard.

EXTERIOR

Rear Garden

Courtyard style rear garden. Steps leading to hardstanding. Wrought iron double gates. Block built boundary walls.

Leasehold details

999 years from 1st January 1894

Vendor advises that no ground rent is payable

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.

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).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

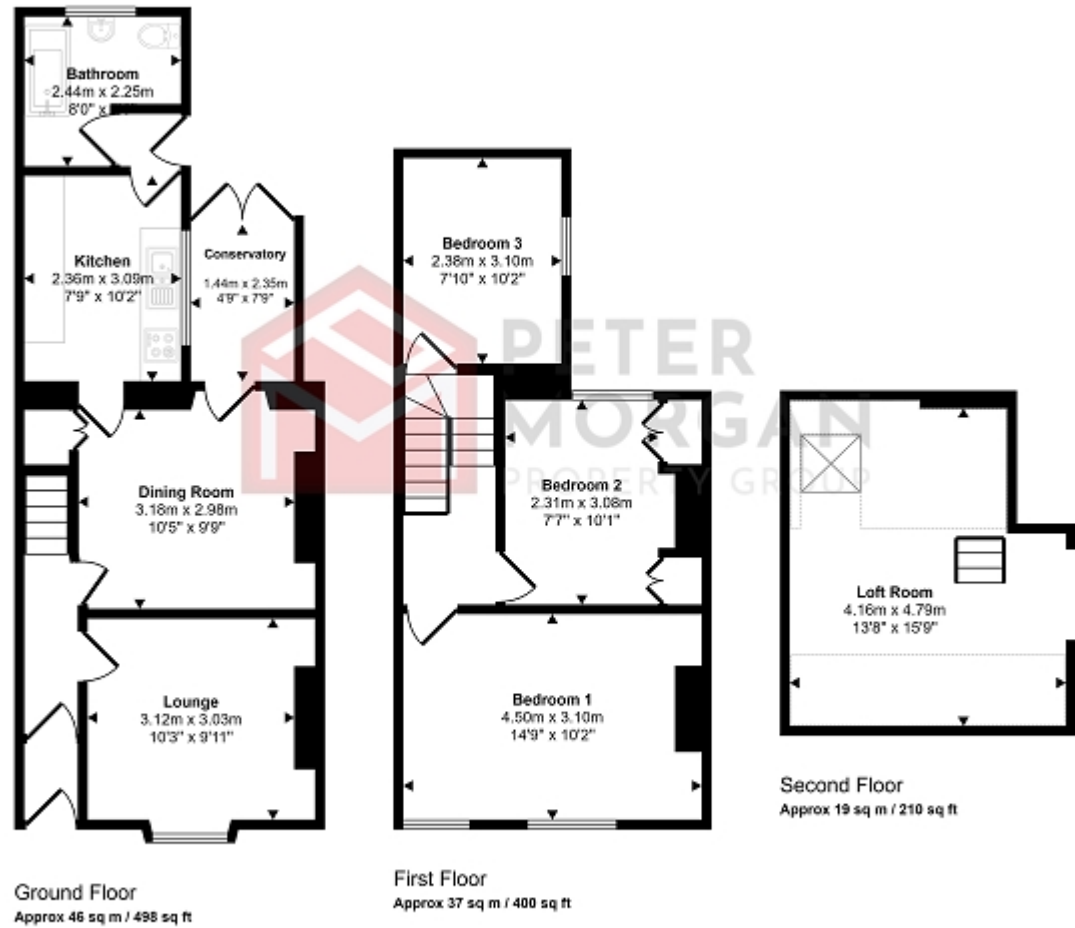
Current heating type Combi

Tenure (To be confirmed) Leasehold






Approx Gross Internal Area
103 sq m / 1105 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		78
(55-68) D	60	
(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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