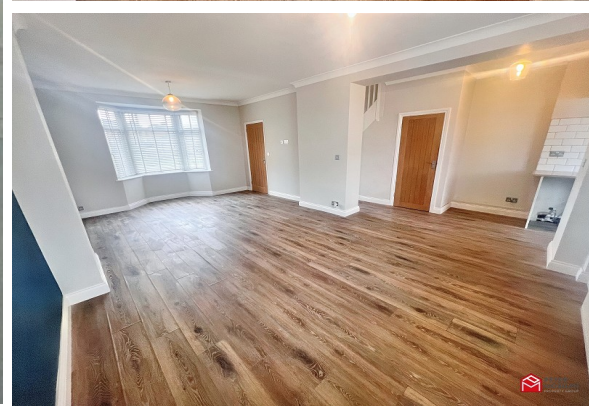


THE GUILD  
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**39 Jubilee Road, Bridgend, Bridgend County. CF31 3BA**



**£210,000**

## Main Features

- Three bedroom end of terrace home on a corner plot
- Open plan living/ dining/ kitchen
- Shower room and cloakroom
- Gardens to front, side and rear
- Parking for 3-4 cars
- Highly convenient for Town Centre, Out of Town Shopping, Bridgend College, Newbridge Playing Fields, Oldcastle & Brynteg Schools
- The M4 is within 3 miles approximately at Jct 36
- The Heritage Coastline is within approximately 4 miles at Ogmore By Sea
- uPVC DG and Combi GCH
- Council Tax Band: C. EPC:D

## General Information

THREE BEDROOM END OF TERRACE HOUSE ON A CORNER PLOT WITH OPEN PLAN LOUNGE/ KITCHEN/ DINING, FRONT, SIDE AND REAR GARDENS WITH DRIVEWAY PARKING FOR 3-4 CARS.

Highly convenient for Town Centre, Out of Town Shopping, Bridgend College, Newbridge Playing Fields, Oldcastle & Brynteg Schools.

The M4 is within 3 miles approximately at Jct 36. The Heritage Coastline is within approximately 4 miles at Ogmore By Sea.

This home has accommodation comprising ground floor hallway, cloakroom and open plan lounge/ dining room/kitchen. First floor landing, shower room and 3 bedrooms. Externally there are gardens to front, side and rear.

The property benefits from uPVC double glazing and combi gas central heating. Visit our new and improved website for more information.

## GROUND FLOOR

## Hallway

Composite double glazed door and uPVC double glazed window to front. Carpeted staircase to first floor. Laminate flooring. Plastered walls and ceiling. Radiator.

## Cloakroom

Oak door. 2 piece cloakroom suite comprising electric macerator w.c and hand wash basin set in vanity unit. PVC panelled walls. Plastered ceiling. Laminate flooring.

## Open Plan Lounge/ Dining/ Kitchen

uPVC double glazed bay window to front and uPVC double glazed window to rear. Venetian blinds. Laminate flooring. Plastered walls and ceiling. Radiator. Electrical sockets.

## Kitchen Area

2 uPVC double glazed windows to side and rear garden. uPVC double glazed door to rear garden. Fitted kitchen finished with white gloss and wood effect doors and granite worktop with inset sink and mixer tap. Tiled splashback. Integral electric oven, grill and induction hob. Chimney style cooker hood. Plumbed for washing machine. Plastered walls and ceiling. Coving. Laminate flooring. Electrical sockets.

## FIRST FLOOR

### Landing

Fitted carpet. Wooden balustrade. Plastered walls and ceiling. Fitted cupboard. Attic entrance. Doors to bedrooms and..

### Shower Room

uPVC double glazed window to rear. Three piece suite comprising close coupled w.c, hand wash basin set in vanity unit and walk in shower cubicle with glass screen. Tiled walls and floor. Inset ceiling spotlights. Chrome heated towel rail.

### Bedroom 1

uPVC double glazed window to rear. Venetian blind. Radiator. Plastered walls and ceiling. Papered feature wall. Fitted carpet.

### Bedroom 2

uPVC double glazed window to front. Venetian blind. Radiator. Fitted carpet. Plastered walls and ceiling. Fitted cupboard housing combi gas central heating boiler. 2 freestanding double wardrobes to remain.

### Bedroom 3

uPVC double glazed window to front. Venetian blind. Fitted carpet. Radiator. Plastered walls and ceiling.

## EXTERIOR

### Front Garden

Laid with decorative stone and paved driveway to front.

### Side Garden

Laid with paved patio area and decorative stone. Block built boundary walls. Leading to side double driveway.

### Rear Garden

Laid with paved patio area, flower beds and artificial grass. Wooden fencing and gate leading to side access and driveway. External electric sockets.

## 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](mailto: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

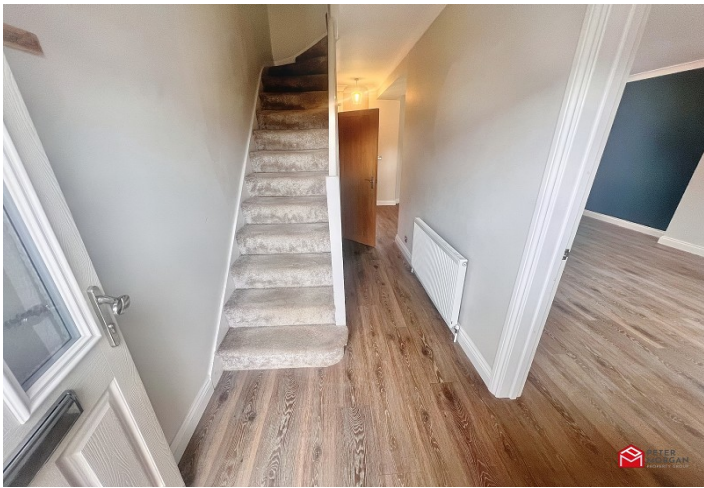
## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

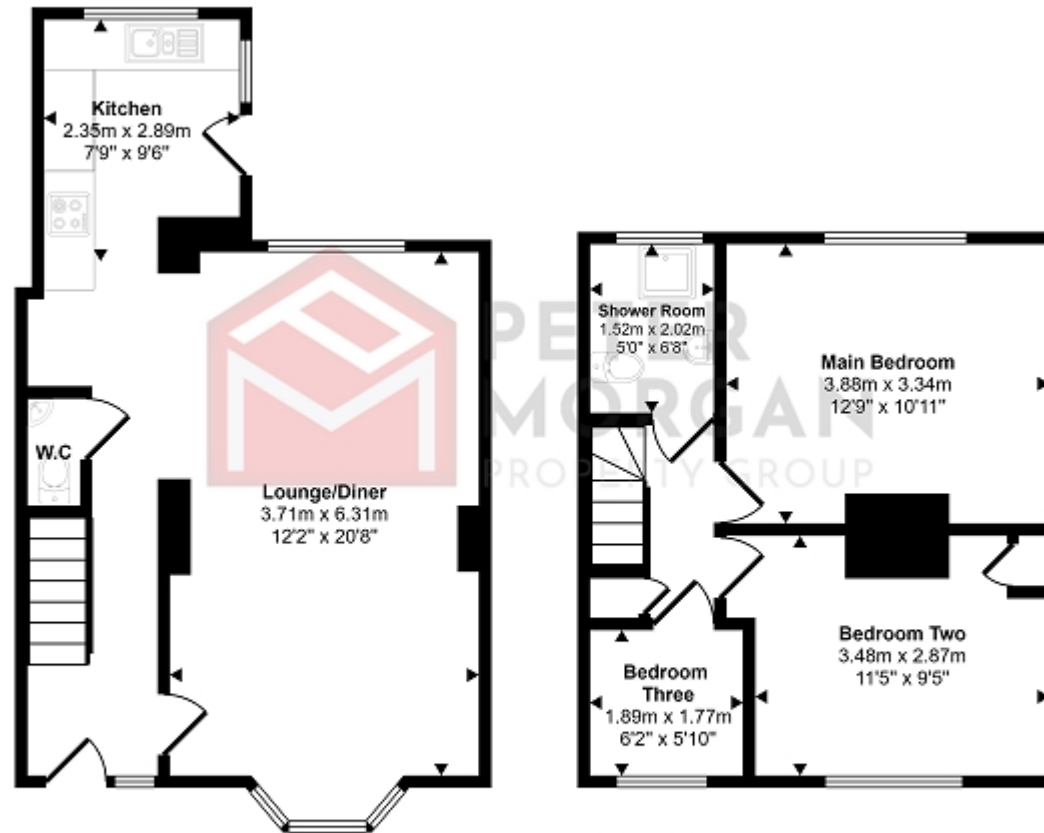
**Tenure** Freehold








Approx Gross Internal Area  
76 sq m / 820 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft

First Floor  
Approx 35 sq m / 380 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>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.

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