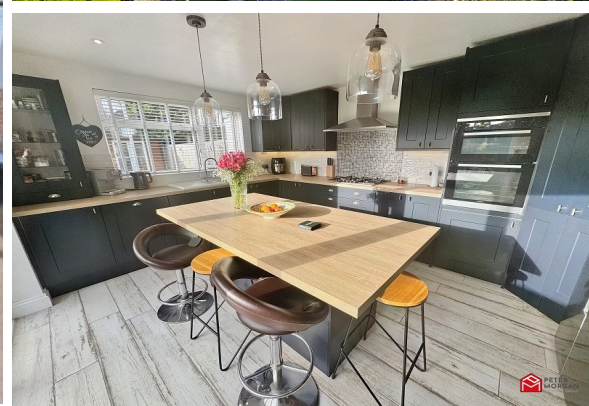


THE GUILD  
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9 Taylor Road, Bridgend, Bridgend County. CF31 1PP



Offers In Region Of **£315,000**

## Main Features

- 4 bedroom semi detached house
- 3 reception rooms
- Versatile accommodation
- Kitchen and utility room
- Family bathroom and cloakroom
- Highly convenient location, only 1/2 mile from the M4, McArthur Glen
- Outlet, major retail facilities at Junction 36
- 1.5 miles from Bridgend Town centre
- 0.5 miles from The Princess of Wales Hospital and local school
- uPVC DG and combi gas central heating
- Council Tax Band: E. EPC:D

## General Information

4 BEDROOM SEMI DETACHED HOME WITH 3 RECEPTION ROOMS, KITCHEN AND UTILITY ROOM, SUMMER HOUSE/ GYM/BAR, GARAGE AND DRIVEWAY.

Situated in a highly convenient location, only 1/2 mile from the M4, McArthur Glen Outlet, major retail facilities at Junction 36. 1.5 miles from Bridgend Town centre. 0.5 miles from The Princess of Wales Hospital and local school.

This home has accommodation comprising ground floor hallway, cloakroom, 3 reception rooms, kitchen and utility room. First floor landing, family bathroom and 4 bedrooms. Externally there are gardens to front and rear, summer house/ gym/ bar, garage and driveway parking.

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

## GROUND FLOOR

## Hallway

uPVC double glazed door to front. Window to side. Vinyl flooring. Plastered walls. Artex ceiling. Carpeted staircase to first floor. Radiator. Smoke alarm. Understairs store cupboard. Doors to reception rooms and..

## Cloakroom

uPVC double glazed window. 2 piece cloakroom suite comprising close coupled w.c and hand wash basin set in vanity unit. Plastered walls. Papered feature wall. Tiled floor. Chrome heated towel rail.

## Reception Room One

uPVC double glazed patio doors to rear. Media wall with wooden mantle and electric log effect fireplace. Laminate flooring. Plastered walls. Papered ceiling. Ariel socket. Electrical sockets. Ceiling light with decorative rose. Radiator.

## Reception Room Two

Accessed via archway from reception room one. uPVC double glazed bay window to front. Laminate flooring. Plastered walls. Papered ceiling. Light fitting with ceiling rose. Telephone point. Radiator.

## Reception Room Three

uPVC double glazed window to front. Laminate flooring. Papered walls and ceiling. Radiator. Electrical sockets. Ceiling light.

## Kitchen

uPVC double glazed window to rear garden. Bifolding doors to garden. Recently refitted kitchen with Navy Oak doors and under unit spotlights. Wood effect worktop. Tiled splashback. Ceramic sink and drainer with chrome mixer tap. Integral electric oven, grill and 5 ring gas hob with tiled splashback. Integral dishwasher. Tiled floor. Full height corner larder unit. Central island with Oak worktop. USB charging ports. Overhead brass/ glass hanging lights. Vertical radiator. Plastered walls and ceiling. Inset ceiling spotlights. Electrical sockets.

## Utility Room

uPVC double glazed door. Recently fitted utility room comprising base units finished with Navy doors and Oak worktop. Plumbed for washing machine. Stainless steel sink unit with mixer tap. Inset ceiling spotlights. Part glazed panelled door.

## FIRST FLOOR

### Landing

Fitted carpet. Wooden balustrade. Plastered walls. Papered ceiling. Cupboard housing combi gas central heating boiler. Attic entrance. Doors to bedrooms and..

### Bathroom

uPVC double glazed window to side. Recently installed three piece suite comprising close coupled w.c with push button flush, hand wash basin set in vanity unit and 'P' shaped bath with overhead electric shower and glass screen. Fully tiled walls. PVC clad ceiling. Vinyl flooring. Freestanding Victorian style towel radiator.

### Bedroom 1

2 uPVC double glazed windows to rear. Full length fitted wardrobes. Fitted carpet. Radiator. Plastered walls. Papered ceiling. Electrical sockets.

### Bedroom 2

uPVC double glazed window to front. 2 fitted wardrobes. Radiator. Fitted carpet. Plastered walls. Papered ceiling.

### Bedroom 3

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

### Bedroom 4

uPVC double glazed window to front. Full height fitted wardrobes. Plastered walls. Papered and coved ceiling. Fitted carpet.

## EXTERIOR

### Front Garden

Laid to decorative stone. Mature hedging. Driveway leading to garage and access to dwelling.

### Garage

Block built garage. Electric vehicular door. uPVC pedestrian door to rear. Power points.

### Rear Garden

Laid to paved patio area and 2 artificial lawned areas. Decorative stone borders. Wood fence and boundary wall. Water tap. Pathway leading to..

### Summer House/ Gym/ Bar

Potential for various uses, currently used as a gym area. Divided into 2 rooms. uPVC double glazed French doors. uPVC double glazed window. Plastered walls. Laminate flooring. Wood panelled door dividing bar and gym. Power 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 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**

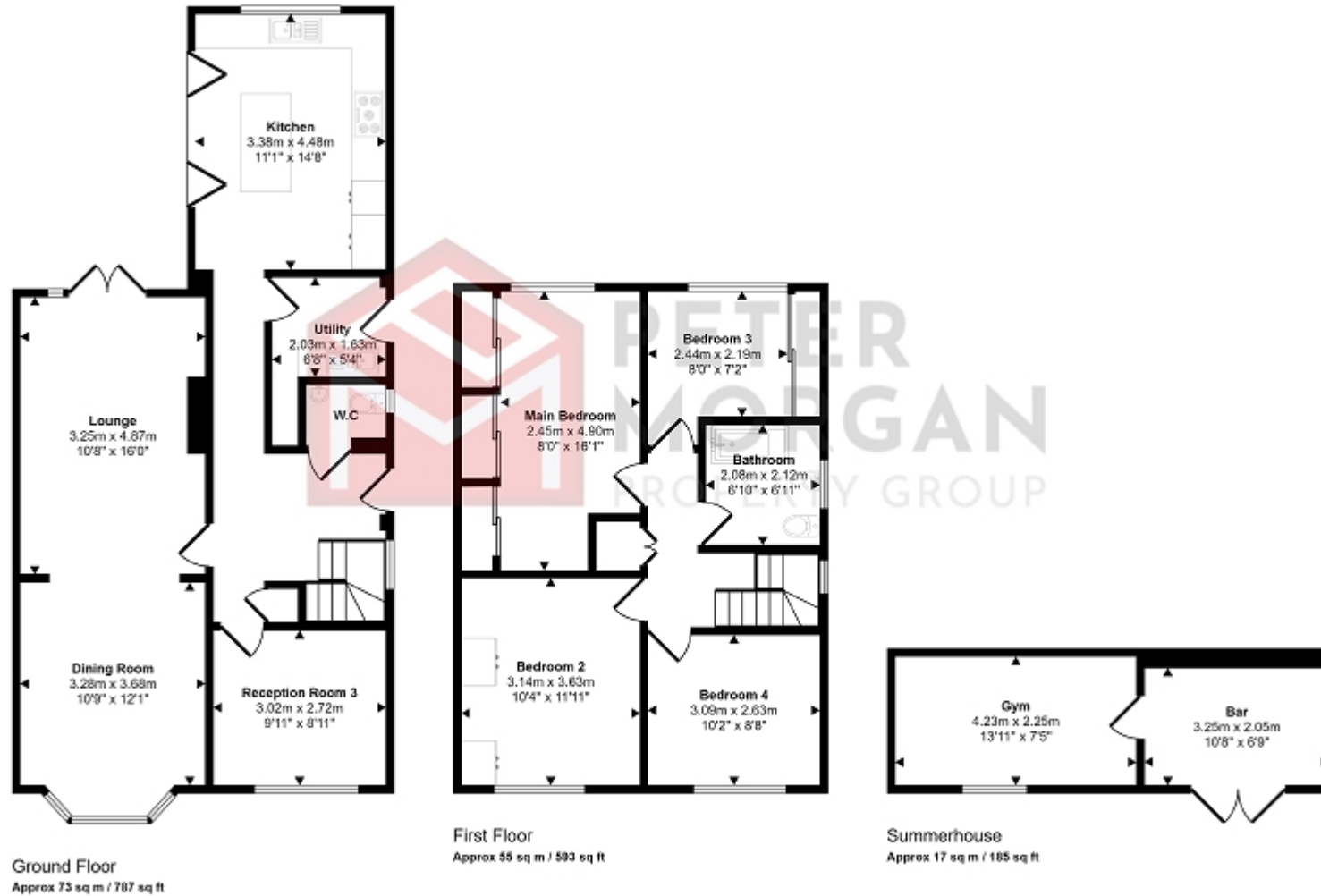
Freehold







Approx Gross Internal Area  
145 sq m / 1565 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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(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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