

THE GUILD
PROPERTY
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2021
WALES
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GOLD WINNER

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Lettings & Financial

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4 Woodlands Grove, Nantymoel, Bridgend, Bridgend County. CF32 7RR



£215,000

Main Features

- Three bedroom semi detached home in a semi rural location
- Lounge
- Front and rear gardens
- Driveway parking for 2 cars
- Convenient for local amenities to include the Celtic Trail cycle track & forestry walks
- Approximately 7 miles from the M4 at Junction 36
- Approximately 1 mile from local schools, leisure centre & playing fields
- Situated in a semi rural location with open hillside to the rear
- uPVC double glazing and gas central heating. No Ongoing chain
- Council Tax Band: D. EPC: C

General Information

THREE BEDROOM SEMI DETACHED HOME IN A SEMI RURAL LOCATION WITH VIEWS TO THE FRONT OVER HILLS AND WOODLAND.

Situated in a semi rural location with open hillside to the rear. Approximately 7 miles from the M4 at Junction 36. Approximately 28 miles from Cardiff City Centre. Approximately 28 miles from Cardiff International Airport. Approximately 14 miles from the Heritage Coastline at Ogmere By Sea. Convenient for local amenities to include the Celtic Trail cycle track & forestry walks. Approximately 1 mile from local schools, leisure centre & playing fields.

This home has accommodation comprising ground floor porch, lounge and kitchen. First floor landing, bathroom and 3 bedrooms. There are gardens to front and rear along with driveway parking for 2 cars.

The property benefits from uPVC double glazing and gas central heating. No Ongoing Chain. Please visit our new and improved website for more information!

GROUND FLOOR

Porch

Composite door to front. uPVC double glazed round window. Part plastered and part wood panelled wall. Radiator. Plastered ceiling. Laminate flooring. Part glazed panelled door to..

Lounge

Double aspect with uPVC double glazed windows to front and side. Spindled and carpeted staircase to first floor. Brick built feature fireplace with electric coal effect fireplace and wooden sleeper. Laminate flooring. Plaster walls. Dado rail. Plastered and coved ceiling. 3 industrial style radiators. Understairs store cupboard. Cupboard housing combi gas central heating boiler and storage. Electrical sockets. Telephone point. Archway to..

Kitchen

uPVC double glazed window to side. uPVC double glazed door to rear garden. Fitted wall and base units finished with light Oak doors. Black gloss worktops with tiled splashbacks. 1.5 bowl black resin sink unit with mixer tap. Freestanding range cooker with 8 ring gas hob. Integral dishwasher. Plumbed for washing machine. American style fridge freezer. Plastered ceiling with inset spotlights. Part tiled walls. Electrical sockets. Natural stone flooring. Industrial style radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side. Wooden balustrade. Fitted carpet. Plastered walls and ceiling. Coving. Dado rail. Loft access. Wood panelled doors to bedrooms and..

Shower Room

uPVC double glazed window to rear. 3 piece shower suite comprising w.c and wash hand basin with waterfall mixer tap set in vanity unit, walk in double shower cubicle with glass doors and wall mounted double headed electric power shower. Fully tiled walls and floor. Chrome heated towel rail. Plastered ceiling with inset spotlights. Extractor fan.

Bedroom 1

uPVC double glazed window to front. Plastered walls and ceiling. Coving. Papered feature wall. Radiator. Laminate flooring. Electrical sockets.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator. Electrical sockets.

Bedroom 3

uPVC double glazed window to front. Laminate flooring. Radiator. Plastered walls and ceiling. Coving.

EXTERIOR

Front Garden

Concrete driveway leading to side access. Brick boundary walls. Laid to lawn. Paved patio area.

Rear Garden

Rear garden laid to paved patio courtyard area with Amethyst Grey wooden pergola. Paved steps leading to additional garden area, laid with artificial turf covered wood decking and grey fence surround. Footpath laid with decorative stone and wood edging. Stone rear boundary wall. Boundary fencing leading to side access gate.

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).

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 gas, mains water, mains drainage

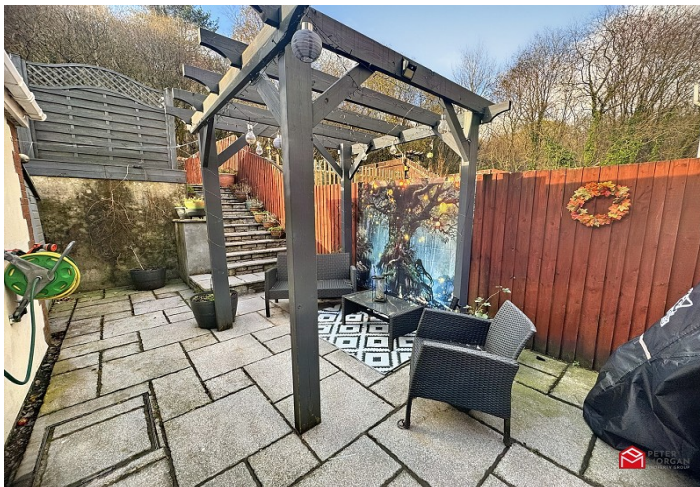
Current council tax banding B

Current heating type Combi

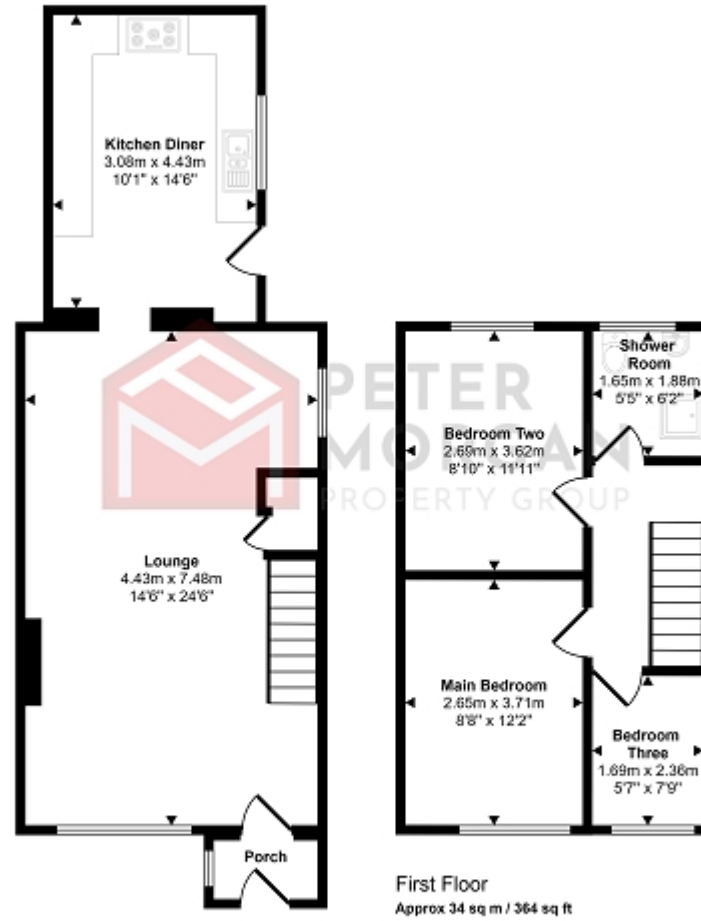
Tenure Freehold







Approx Gross Internal Area
83 sq m / 898 sq ft




Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 34 sq m / 364 sq ft

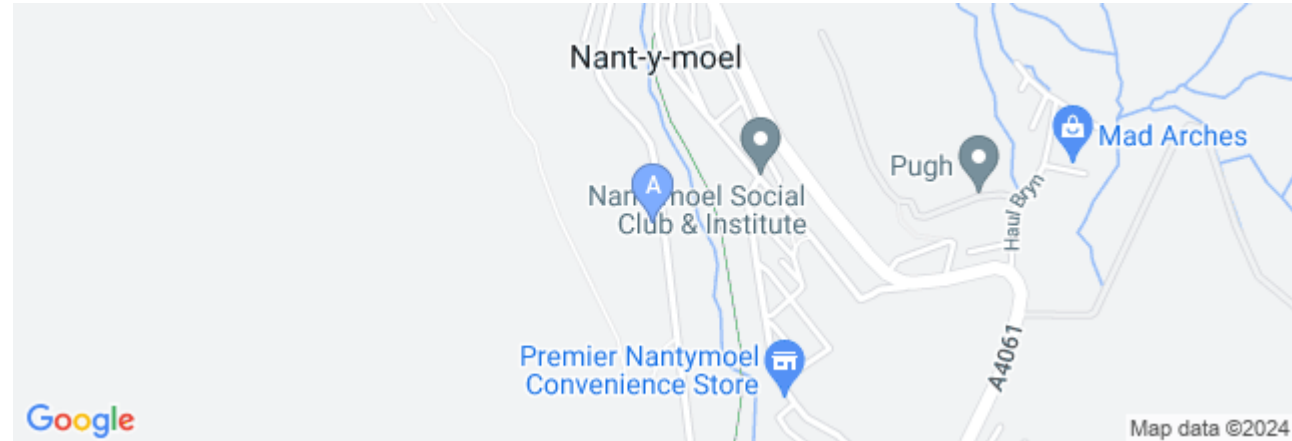
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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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