

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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11 Ffordd Y Rhosyn, Coity, Bridgend. CF35 6GJ



Offers In Region Of **£200,000**

Main Features

- Well presented 3 bedroom, 3 storey mid link town house
- Open plan indoor/ outdoor living
- Open plan kitchen/ dining/ living
- Family bathroom and cloakroom
- Landscaped Southerly facing rear garden
- Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36
- Approximately 2.3 miles from Bridgend Town centre along with Intercity rail link at Bridgend Station
- The Heritage Coastline is within 6.5 miles at Ogmore By Sea
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: B

General Information

WELL PRESENTED 3 BEDROOM, 3 STOREY, MID LINK TOWN HOUSE BUILT IN 2018. HAVING LANDSCAPED SOUTH FACING REAR GARDEN, OPEN PLAN INDOOR/ OUTDOOR LIVING, NHBC STRUCTURAL WARRANTY AND NO ONGOING CHAIN.

Highly convenient for Coety Primary School and shops (under construction). Approximately 2.3 miles from the M4, bus link, Park and Ride and major retail outlets at Junction 36 (Sarn Services). Approximately 2.3 miles from Bridgend Town centre along with Intercity rail link at Bridgend Station. Ideal location for commuters being only 22 miles from Cardiff City Centre and 23 miles from Swansea City centre. The Heritage Coastline is within 6.5 miles at Ogmore By Sea.

This home has internal accommodation comprising ground floor hallway, open plan kitchen/dining/ living room and cloakroom. First floor landing, family bathroom and 2 bedrooms. Second floor landing and bedroom.

Externally there is off road parking to front and South facing landscaped garden to rear. This home benefits from uPVC double glazing, combi gas central heating and NHBC structural warranty. Offered for sale with no ongoing chain (vendor

not buying on and can vacate on completion).

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Composite double glazed front door. Luxury vinyl tile flooring. Plastered walls and ceiling. Mains powered smoke alarm. Wall mounted electrical consumer unit. Radiator. Carpeted quarter turn staircase with handrail to 1st floor. White colonial style fire door to..

Kitchen / Dining / Living Room

Fully open plan living space comprising uPVC double glazed window to front and uPVC double glazed French doors to rear garden. Fitted vertical blinds. Fitted kitchen finished with white doors and brushed steel handles. Wood effect worktops with upstands. Integral oven, grill, hob and extractor hood. Stainless steel splash plate. Plumbed for washing machine. Wall mounted combi gas central heating boiler housed in matching unit. Luxury vinyl tiled flooring. Under stairs recess. Two radiators. Wall mounted gas central heating thermostat. Plastered walls and ceiling. TV telephone and Internet connection points. Extractor fan. Carbon monoxide detector.

Cloakroom

Two piece suite in white comprising close coupled WC with pushbutton flush and wall mounted hand wash basin with tiled splashback. Luxury vinyl tiled flooring. Radiator. Inset ceiling spotlight. Extractor fan.

FIRST FLOOR

Landing

Balustrade and spindles. Quarter turn carpeted and spindled staircase to 2nd floor. Smoke alarm. Plastered walls and ceiling. White colonial style fire doors to bedrooms and..

Family Bathroom

Fitted three piece bathroom suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with tiled splashback and panelled bath with mixer tap, hair wash spray and overhead electric shower. Tiled surround. Glass screen. Luxury vinyl tiled flooring. Extractor fan. Radiator. Plastered walls and ceiling. Mirrored cabinet.

Bedroom 2

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

Bedroom 3

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

SECOND FLOOR

Landing

Built-in storage cupboard. Fitted carpet. Plastered walls and ceiling. Smoke alarm. Colonial style fire door to..

Bedroom 1

Two double glazed skylight windows with fitted blinds to front and one to rear. Fitted carpet. Plastered walls and ceiling. Radiator. Loft access. Alcove.

EXTERIOR

Front Garden

Off-road parking for one car. Paved pathway and overhead canopy to front door. External gas and electric meter boxes.

Rear Garden

Southerly facing and fully landscaped garden, laid with wood decking, artificial turf and decorative stone. Wood fencing. External power point.

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

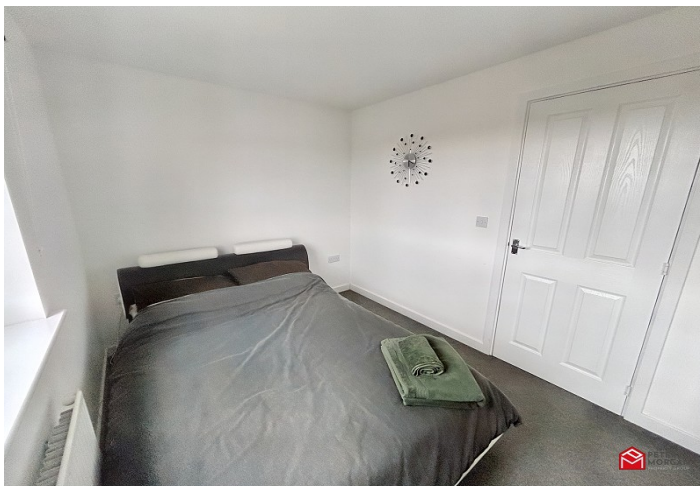
Utilities

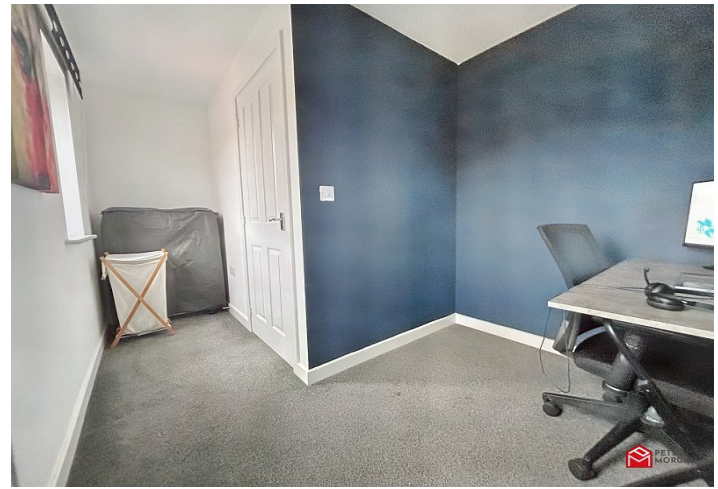
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

Tenure Freehold

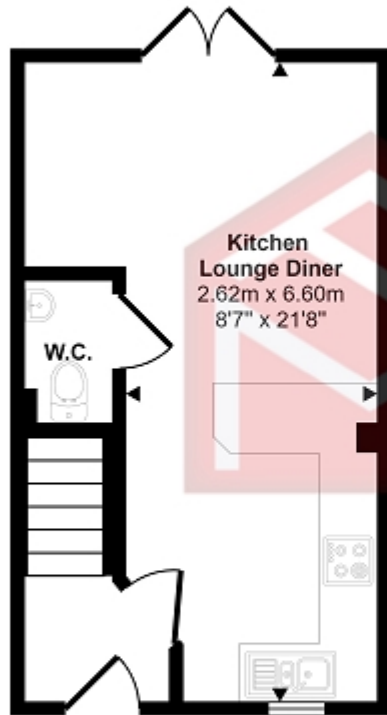




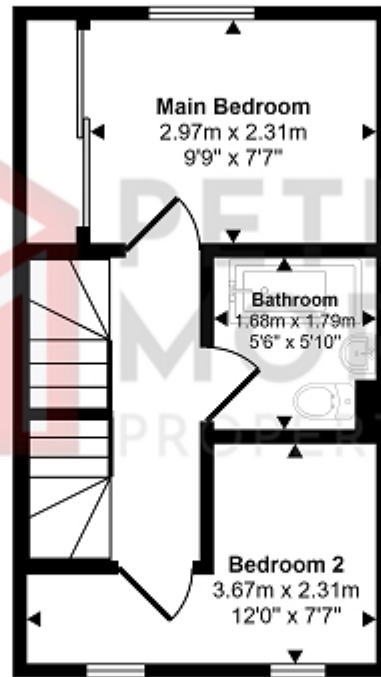




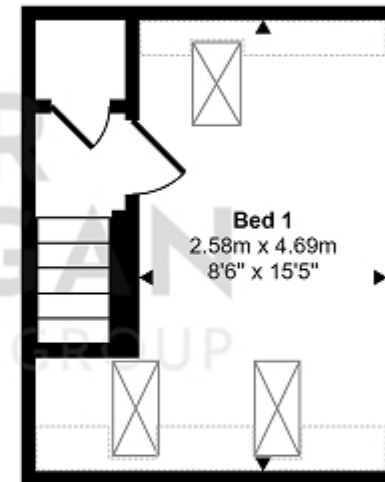
Approx Gross Internal Area
65 sq m / 702 sq ft




Ground Floor
Approx 24 sq m / 257 sq ft




First Floor
Approx 24 sq m / 263 sq ft



Second Floor
Approx 17 sq m / 183 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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