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9 Brynawel, Bridgend, Bridgend County. CF31 4DL



Offers In Region Of **£390,000**

Main Features

- Fully modernised & well presented
- Double extended traditional bay fronted semi
- 3 double bedrooms & loft room
- Fully open plan fully fitted kitchen/dining/living with bi-folding doors to garden
- Cloakroom. Family bathroom & en-suite shower room to bedroom 1
- Oak & glass staircases
- 6 car parking
- 1 mile from Bridgend Town Centre
- Landscaped rear garden with detached outbuilding
- Council Tax Band: D. EPC:

General Information

FULLY MODERNISED & WELL PRESENTED, DOUBLE EXTENDED, TRADITIONAL BAY FRONTED SEMI WITH 3 DOUBLE BEDROOMS, LOFT ROOM, FULLY OPEN PLAN, FULLY FITTED KITCHEN/DINING/LIVING WITH BI FOLDING DOORS TO GARDEN, CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM, OAK AND GLASS STAIRCASES, 6 CAR PARKING & MORE!

Situated in a popular location within approximately 1 mile from Bridgend Town Centre, convenient for schools, local shops & bus link.

This home has accommodation comprising hallway, cloakroom, utility room, lounge, fully open plan & fully fitted kitchen/dining/living room with Quartz work tops, appliances and bi-folding doors, separate lounge. First floor landing, family bathroom, 3 double bedrooms, Oak staircase with glass inserts to loft room, master bedroom with en-suite shower room & Juliet balcony. Driveway parking to front. Landscaped rear garden with detached outbuilding.

The property benefits from uPVC and anodised aluminium double glazing, combi gas central heating and fitted shutters & blinds to remain.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Composite double glazed front door with full length uPVC double glazed side panel. Carpeted staircase with Oak newell post, handrail and radiator. Polished chrome electrical fittings. Plastered walls and ceilings. Coving. Mains powered smoke alarm. Burglar alarm control box. Porcelain tiled floor and skirtings. Telephone and Internet connection points.

Cloakroom

uPVC double glazed window to side. Extractor vent. Two piece suite in white comprising close coupled WC with pushbutton flush and hand wash basin with waterfall tap. PVC clad walls. Porcelain tiled floor.

Lounge

uPVC double glazed bay window with fitted shutters to front. Polished chrome electrical fittings. Recessed fireplace with wood burner and wood mantle. Arched alcove, wired for lighting. Fitted grey carpet. Plastered walls and ceiling. Ceiling rose. USB charging points. Two vertical panelled doors to hallway.

Utility Room

uPVC double glaze door to side. Contemporary fitted wall mounted base and corner units, finished with wood grain grey doors with brushed steel handles. Wood effect worktops. Tiled splashback. Integral washing machine. Polished chrome electrical fittings. Vertical designer radiator. Porcelain tiled floor and skirting boards. Plastered walls and ceiling and inset ceiling spotlights. Part glazed vertical panelled doors to hallway and..

Open Plan Kitchen/ Dining Room/ Lounge

Contemporary open plan room, connecting to rear garden via bi-folding doors as follows..

Sitting Area

Plastered walls and corniced ceiling and ceiling rose. Illuminated alcoves. Recessed fireplace with wood mantle. Porcelain tiled floor and skirtings. Polished chrome electrical fitment. Vertical mirrored designer radiator. Vertical panelled door to hallway. Open square, archway to..

Kitchen/ Dining Area

Aluminium bi-folding doors to rear garden. uPVC double glazed window to side. Plastered walls and ceiling. Inset ceiling spotlights. Contemporary fully fitted kitchen finished with grey woodgrain doors, brushed steel handles and quartz worktops with upstand. Belfast sink with mixer tap. Integral oven, grill, full height fridge and separate full height freezer. Dishwasher. Induction hob with built in extractor fan. Breakfast bar. Porcelain tiled floor and skirtings. Plastered walls and ceiling. Inset ceiling spotlight and pendulum lighting to breakfast bar.

FIRST FLOOR

Landing

uPVC double glazed, stained and leaded glass window to side. Carpeted quarter turn staircase with Oak newell post. Handrails with glass inserts to loft room. Recessed make up/computer area. Plastered walls and ceiling. Coving. Under stairs store cupboards. Fitted grey carpet. Designer radiator. White vertical panelled doors to all first floor rooms.

Family Bathroom

uPVC double glazed frosted window to front. Contemporary fitted three-piece bathroom suite in white comprising close coupled WC with pushbutton flush, hand wash basin with waterfall tap set in vanity unit and panelled shower bath with rainstorm mixer shower, hair wash spray and glass screen. Part tiled walls. Plastered walls and ceiling. Coving. Shower spotlight and extractor fan. Cushion flooring. Chrome heated towel rail.

Bedroom 1

uPVC double glazed window and composite stable style door with Juliet balcony to rear. Tubular radiator. Plastered walls and ceiling. Fitted grey carpet. Part glazed vertical panelled door to..

En-suite shower room

uPVC double glazed window to side. Fitted contemporary three-piece suite in white comprising tiled double shower cubicle with rainstorm shower, hair wash spray and glass screen, close coupled WC within enclosed cistern and pushbutton flush hand, hand wash basin set in vanity unit with waterfall tap. Tiled splashback. Tiled floor. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan.

Bedroom 2

uPVC double glazed bay window with fitted Venetian blinds. Overhead spotlights to front. Radiator. Fitted grey carpet. Plastered walls and ceiling. Coving. Alcove.

Bedroom 3

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

Second Floor Landing

Mains powered smoke alarm. Wall light. Plastered walls and ceiling. Fire door to..

Loft Room

Fire door to landing . Double glazed skylight window to rear. Fitted grey carpet. Built in wardrobe. Access to attic eaves. Radiator.

EXTERIOR

Front Garden

Concrete hardstanding providing parking for two cars. Raised planting beds. Flagstone paved patio and courtesy light to front door. Side driveway with parking for approximately 4 cars. Outdoor power point. Access to main dwelling via utility room. Water tap. Galvanised steel and wood gated access to..

Rear Garden

Fully landscaped garden laid with flagstone patio areas. Lawn laid with artificial grass. Raised planting beds. Exterior wall lighting. Wood fencing. Palm tree.

Block Built Outbuilding

Pitch and tiled roof. Block built walls. uPVC double glazed window and optional wider doorway access. Power points and light. Electrical consumer unit.

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

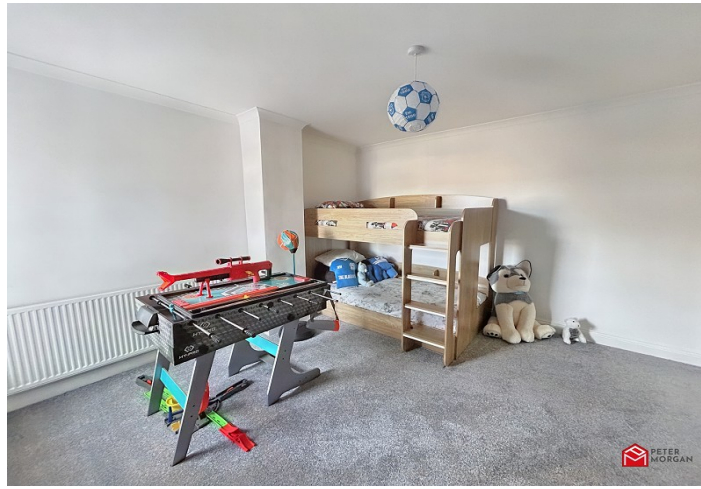
Current council tax banding D

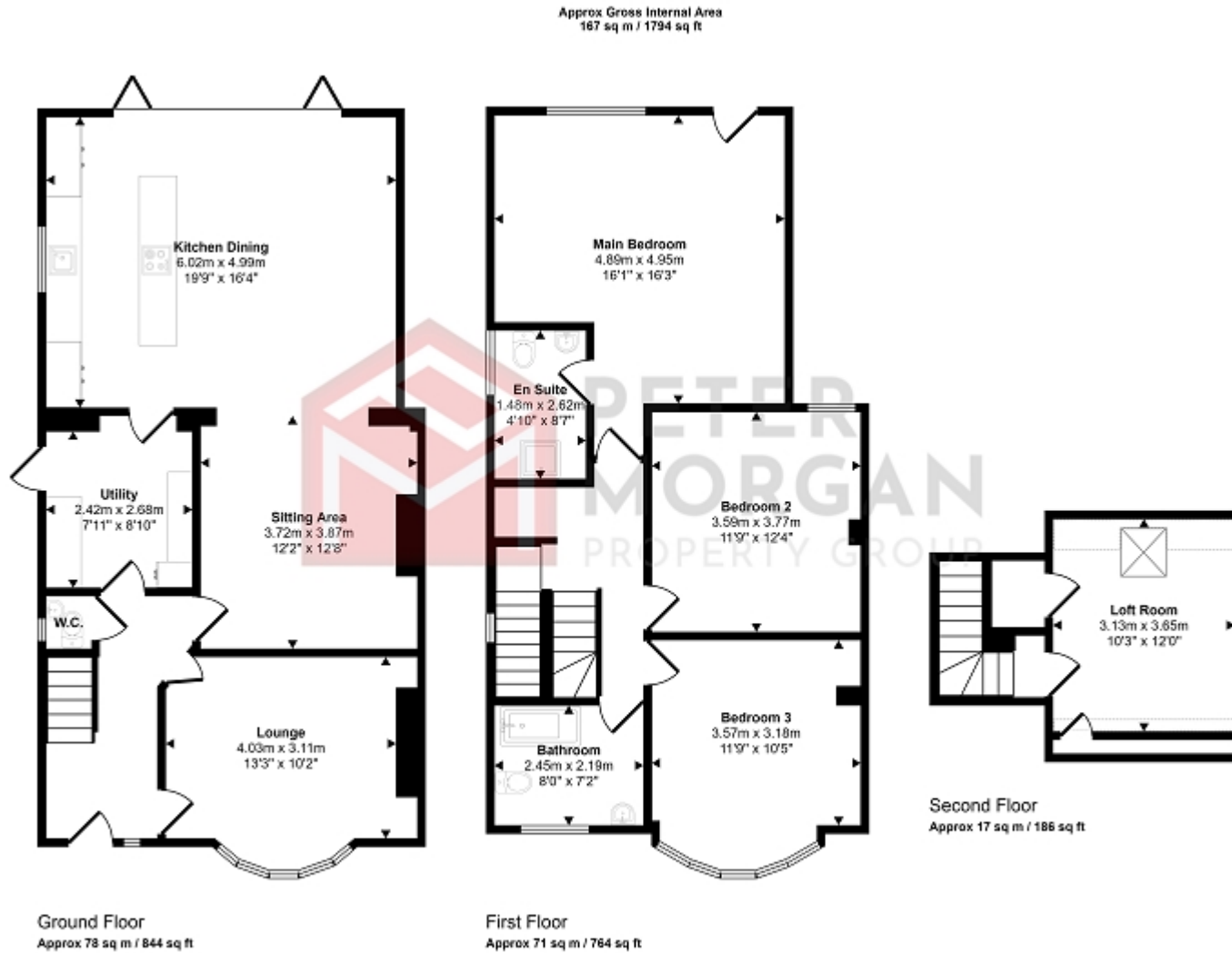
Current heating type Combi

Tenure Freehold










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 950.



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

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

