

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



12 Hafan Deg, Pencoed, Bridgend, Bridgend County. CF35 6YG



**£140,000**

## Main Features

- Three bedroom semi detached requiring refurbishment
- Lounge and sitting room (optional bedroom 4)
- Kitchen/ breakfast room
- Front and rear courtyard style gardens
- Schools, village amenities Park and Ride rail link are all within 1 mile
- Highly convenient for M4 access at Junction 35
- The Vale and countryside is also within 1-2 miles
- uPVC double glazing, combi gas central heating and solar energy panels
- Vacant possession
- Council Tax Band: B. EPC: A

## General Information

3 BEDROOM SEMI DETACHED HOME WITH 2 RECEPTION ROOMS, KITCHEN/ BREAKFAST ROOM, SOLAR ENERGY AND HAVING DIRECT ACCESS TO OPEN GREEN ACCESS AT REAR. THIS HOME REQUIRES REFURBISHMENT AND IS OFFERED FOR SALE WITH VACANT POSSESSION.

Highly convenient for M4 access at Junction 35. Schools, Village amenities, park and ride rail link are all within 1 mile. The Vale and countryside is also within 1 - 2 miles.

The accommodation comprises ground floor vestibule, hallway, cloakroom, lounge, kitchen/ breakfast room and sitting room/ option bedroom 4. First floor landing, bathroom and 3 bedrooms. Front and rear courtyard style gardens.

The property benefits from uPVC double glazing, combi gas central heating and solar energy panels. Please visit our new and improved website for more information!

## GROUND FLOOR

### Vestibule

uPVC double glazed front door. Tiled floor. Door leading to..

### Hallway

uPVC double glazed door to rear courtyard. Tiled floor. Radiator. Wall mounted electrical consumer unit. Boxed in electric meter. Staircase to 1st floor. Part glazed and pine panelled doors to 2 reception rooms, kitchen and arched entrance to..

### Cloakroom

uPVC double glazed window to rear. Low level WC. Tiled floor.

### Kitchen/Breakfast Room

uPVC double glazed window to front. A range of wall mounted and base units finished with Oak doors. Belfast sink. Mixer tap. Integral oven, grill, ceramic hob, microwave, fridge and freezer. (condition not verified) Tiled splashback. Breakfast bar. Dresser style unit with glass displays, wine racks and storage. Radiator. Tiled floor. Open doorway to stairs recess with hanging rails and tiled floor.

### Sitting Room / Optional Bedroom 4

uPVC double glazed window to front. Radiator. (Optional ground floor bedroom).

### Lounge

uPVC double glazed window to side. Radiator. Laminate flooring. Wired for wall mounted TV. Internet connection point.

## FIRST FLOOR

### Landing

uPVC double glazed window to side. Carpet.

## Family Bathroom

uPVC double glazed window to side. Close coupled WC. Pedestal hand wash basin. Panelled bath with mixer taps and hair wash spray. Tiled surround. Radiator. Loft access.

## Bedroom 1

2 uPVC double glazed windows to rear. Airing cupboard housing combi gas central heating boiler. Radiator.

## Bedroom 2

2 uPVC double glazed windows to rear with open aspects over communal green, stream and woodland. Radiator.

## Bedroom 3

uPVC double glazed window to side. Radiator.

## EXTERIOR

### Front Garden

Small driveway ( suitable for bikes). Brick walls and pillars. Exterior tap and light.

### Rear Courtyard

Rear entrance onto open green space. Paved patio. External gas meter.

## 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.

## Solar Panel Details

We are currently awaiting details in relation to the solar panels lease and tariff.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Combi

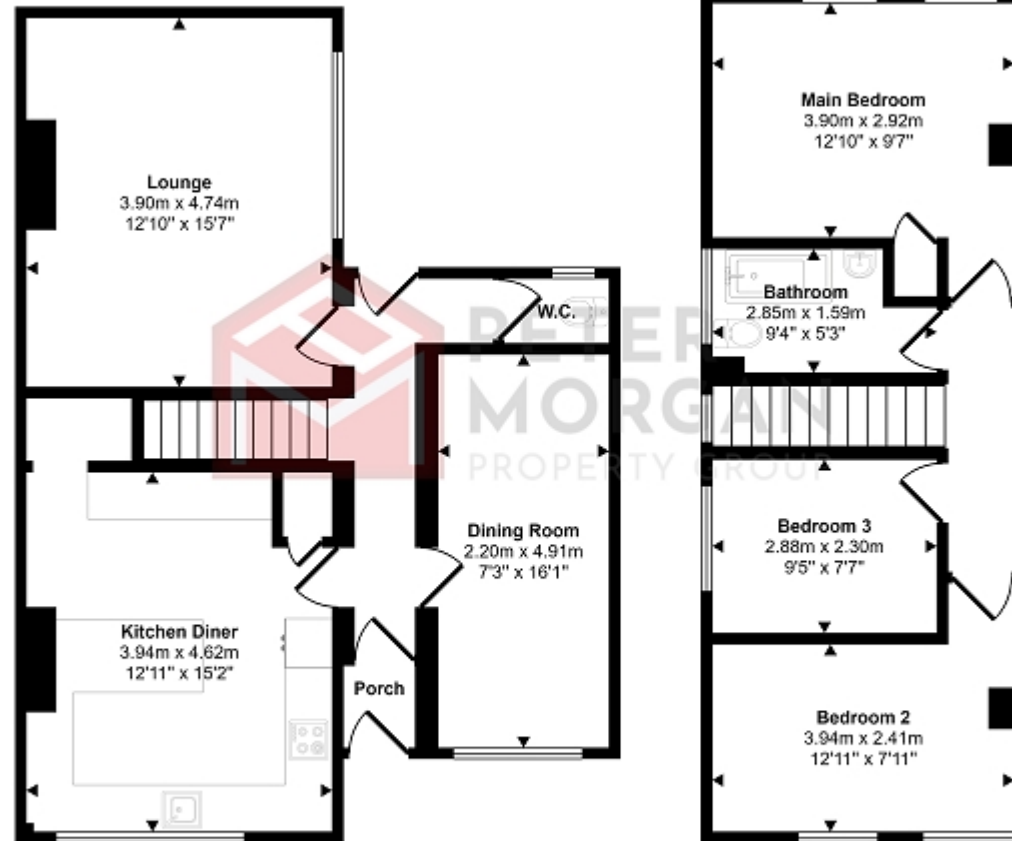
**Tenure** Freehold








Approx Gross Internal Area  
104 sq m / 1123 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft

First Floor  
Approx 42 sq m / 449 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>	92	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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