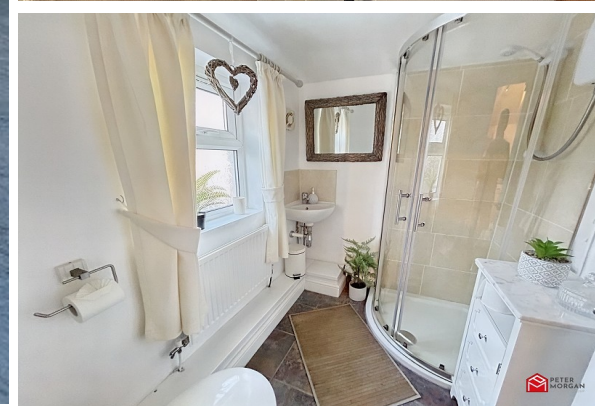


THE GUILD
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White House Cottage, Bryncethin, Bridgend, Bridgend County. CF32 9YR

Offers In Region Of **£135,000**

Main Features

- 2 Bedroom terraced cosy character cottage
- Wood beam ceiling
- Situated in a central location within the Village
- Over recent years it has been used as an Air BnB rental
- Offered for sale with vacant possession
- Situated within 1 mile of the M4 at Jct 36, out of town shopping and Bryngarw Country Park
- Convenient for cycle tracks, countryside and local public house/ restaurant
- Small front yard area (no rear garden)
- uPVC double glazing, combi gas central heating and vacant possession
- Council Tax Band B. EPC:D

General Information

2 BEDROOM TERRACED COSY CHARACTER COTTAGE WITH WOOD BEAM CEILING. SITUATED IN A CENTRAL LOCATION WITHIN THE VILLAGE. OVER RECENT YEARS IT HAS BEEN USED AS AN AIR BNB RENTAL AND IS OFFERED FOR SALE WITH VACANT POSSESSION.

Situated within 1 mile of the M4 at Jct 36, out of town shopping and Bryngarw Country Park. Convenient for cycle tracks, countryside and local public house/ restaurant.

The property has accommodation comprising lounge/ dining room, kitchen, shower room and 2 first floor bedrooms. Externally there is a small front yard area (no rear garden). This home benefits from uPVC double glazing and combi gas central heating. Viewing is by appointment only.

Please visit our new and improved website for more information!

GROUND FLOOR

Lounge/Dining Room

Two uPVC double glazed windows with Venetian blinds to side. uPVC double glazed door to front. Open plan spindled staircase to first floor. Plastered walls. Textured and wood beam ceiling. Brick feature fireplace. Wood effect tiled floor. Radiator. Coat rail. TV connection, Hive heating thermostat. Wall and ceiling lights. Display niche. Open window and doorway to..

Kitchen

uPVC double glazed window to front. Fitted base units with wood effect worktops and upstands. Wooden shelving. Stainless steel sink unit with mixer tap. Integral oven, grill and hob. Plumbed for washing machine. Space for under counter fridge. Vaulted ceiling. Boxed in electrical consumer unit. Vertical panelled door to..

Shower Room

uPVC double glazed window to front. Radiator. Three-piece suite in white comprising WC with pushbutton flush, wall mounted hand wash basin with tiled splashback & tiled shower cubicle with electric shower. Plastered walls and ceiling. Radiator. Tiled floor.

FIRST FLOOR

Landing

uPVC double glazed window to side. Radiator. Fitted carpet. Balustrade and spindles. Wall mounted electric heater. Plastered walls and ceiling. Coving. White painted wood panelled doors to bedrooms.

Bedroom 1

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

Bedroom 2

uPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Loft access. Storage/airing cupboard housing Combi gas central heating boiler.

EXTERIOR

Small gated forecourt yard entrance to front, laid with artificial grass. External gas and electric meter boxes. Key safe. Block built boundary walls.

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 bcg@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 B

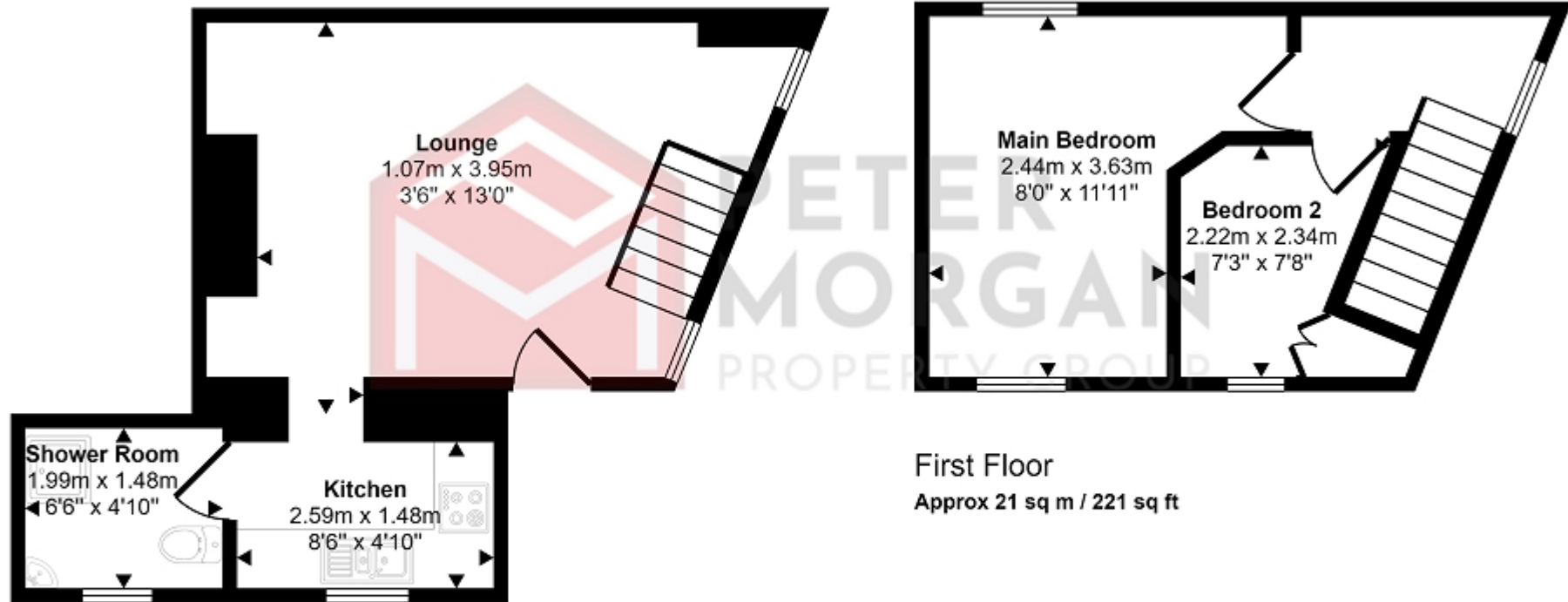
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
48 sq m / 520 sq ft



Ground Floor
Approx 28 sq m / 300 sq ft

First Floor
Approx 21 sq m / 221 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.

White House Cottage Bryncethin, Bridgend, Bridgend County. CF32 9YR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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