

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



21 Banc-yr-allt, Bridgend, Bridgend County. CF31 4RH



Offers In Region Of **£230,000**

Main Features

- Detached 3 bedroom home
- Garage and family size garden
- Open plan modern kitchen/ dining room
- Indoor/ outdoor living
- Family bathroom and cloakroom
- Situated on a private road within a small development on the outskirts of Bridgend
- Convenient access to countryside lanes, local schools, shops and public transport
- Approximately 1.5 miles from Bridgend town centre, 4 miles from the M4 at Junction 36 and 6.5 miles from the Heritage coastline at Ogmore by Sea
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: C

General Information

DETACHED THREE BEDROOM HOME WITH GARAGE, FAMILY SIZE GARDEN, OPEN PLAN MODERN KITCHEN/ DINING ROOM, PROVIDING INDOOR/ OUTDOOR LIVING, CLOAKROOM AND MORE!!

Situated on a private road within a small development on the outskirts of Bridgend, providing convenient access to countryside lanes, local schools, shops and public transport. Approximately 1.5 miles from Bridgend town centre, 4 miles from the M4 at Junction 36 and 6.5 miles from the Heritage coastline at Ogmore by Sea.

The property has accommodation, comprising hallway, cloakroom, lounge, kitchen/ dining room, first floor, landing family bathroom and three bedrooms.

Benefiting from uPVC double glazing, combi gas central heating, and vacant possession Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. Radiator. Plastered walls and ceiling. Wall mounted gas central heating thermostat. Carpeted staircase with handrail to first floor. Laminate flooring. Telephone connection point. Chrome electrical fitments.

Cloakroom

uPVC double glazed window to front. Two piece suite in White comprising closed cupboard WC with pushbutton flush and wash basin with mono bloc tap set in vanity unit. Tiled splash back. Tiled floor. Radiator. Plastered walls and ceiling. Wall mounted electrical consumer unit.

Lounge

uPVC double glazed window to front. Electric fire with wood surround. Radiator. Chrome electrical fitment. TV connection point. Plastered and cornicing ceiling. Laminate flooring.

Kitchen / Dining Room

uPVC window and French doors to rear garden. Modern fitted kitchen finished with Grey wood grain soft closing doors and Chrome handles. Illuminated granite effect worktops with up stand. Integral oven, grill, hob, extractor hood & glass splash plate. Plumbed for washing machine. Space for tumble dryer. Tile effect laminate flooring. Chrome electrical fitments. Combi gas central heating boiler (last tested December 2023) in matching unit. Plastered walls and ceiling. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side with Venetian blind. Balustrade and spindled. Fitted carpet. Plastered walls and ceiling. Smoke alarm. Loft access. Airing cupboard with radiator and slatted shelves.

Family Bathroom

uPVC double glazed window to front with roller blind. Fitted three piece bathroom suite in White comprising close WC, pedestal hand wash basin with mixer tap & panel bath with mixer tap, hair wash spray and overhead electric shower with glass screen. Tiled walls. Tiled floor. Chrome heated towel rail. Vanity mirror. Extractor fan.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling. Fitted wardrobe. Chrome electrical fitments.

Bedroom 2

uPVC double glazed window to front. Radiator. Fitted carpet. Fitted wardrobe. Plastered walls and ceiling. Chrome electrical fitments.

Bedroom 3

uPVC double glazed window to rear. Plastered walls and ceiling. Chrome electrical fitments. Fitted carpet.

EXTERIOR

The property is approached via a private access road servicing six properties .

Front Garden

Open plan laid to lawn and decorative stone. Paved pathway and courtesy light to front door. Gated access to side leading to rear garden. Driveway parking.

Single Garage

Brick built with Apex roof with potential for storage. Up and over vehicular door to front. Pedestrian door to rear garden. Electrical light and power point.

Rear Garden

Laid to lawn, paved patio and wood fence. Perimeter ornamental trees and shrubs. Water tap. Floodlight. Side pathway leading to front pedestrian access to garage and kitchen/dining room.

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

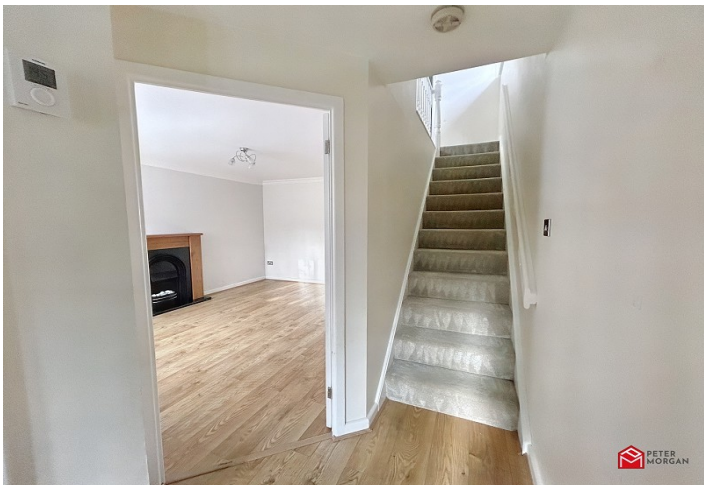
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

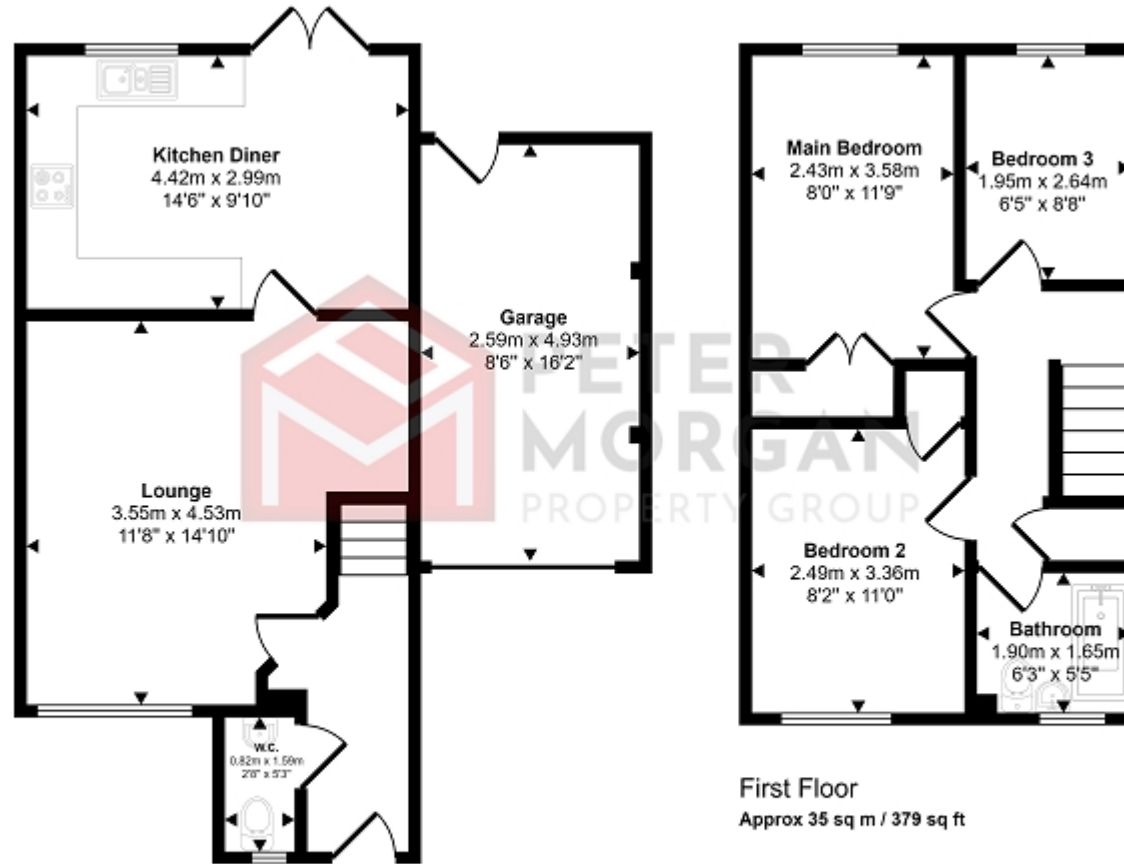
Tenure Freehold








Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 52 sq m / 555 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+) A		
(81-91) B		85
(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.

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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

www.petermorgan.net
03300 563 555

