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2021
WALES
SALES
GOLD WINNER

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19 Nant-Yr-Adar, Bridgend, Bridgend County. CF31 4TY



£215,000

Main Features

- 3 bedroom semi detached home
- Indoor/ outdoor living
- South facing landscaped rear garden with hot tub and undercover heated deck
- Open plan kitchen/ dining room
- Situated in a popular location
- Convenient for local schools, shops and bus links
- Approximately 1.5 miles to Bridgend Town centre, 3.7 miles from the M4 at Junction 36
- Within 6.5 miles from the Heritage Coastline at Ogmores By Sea
- Condensing gas central heating and uPVC double glazing
- Council Tax Band C. EPC: C

General Information

3 BEDROOM SEMI DETACHED HOME WITH INDOOR/ OUTDOOR LIVING, SOUTH FACING LANDSCAPED REAR GARDEN WITH HOT TUB, UNDERCOVER HEATED DECK, OPEN PLAN KITCHEN/ DINING ROOM AND MORE!!

Situated in a popular culdesac location, highly convenient for local schools, shops and bus links. Approximately 1.5 miles to Bridgend Town centre, 3.7 miles from the M4 at Junction 36 and 6.5 miles from the Heritage Coastline at Ogmores By Sea.

This home has accommodation comprising hallway, lounge, open plan kitchen/ dining room within French doors to landscaped garden and undercover heated deck, hot tub and driveway parking.

The property benefits from condensing gas central heating and uPVC double glazing. Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

uPVC double glazed front door with matching side panel. uPVC double glazed window to side archway. Country surface wood grain laminate flooring, which creates a theme throughout the ground floor living areas. Radiator. Wall mounted electrical consumer unit. Telephone and internet connection points. Carpeted staircase to 1st floor. Glazed door.

Lounge

uPVC double glazed window with vertical blind to front. Understairs store cupboard. Pebble effect living flame, gas fire with marble hearth and back plate. Wood surround. Radiator. Flooring. Wall and ceiling lights. TV connection point. Country surface wood grain laminate flooring. Telephone and internet connection points. Fibre Optic cable connection providing Wi-Fi and TV channels (optional). Glazed double doors to..

Kitchen / Dining Room

Open plan space connecting kitchen/ dining area and garden via uPVC double glazed French doors and providing indoor outdoor living.

Kitchen Area

uPVC double glazed window to rear. Roller blind. Fitted traditional kitchen finished with cream moulded doors and brushed steel handles. Illuminated wood effect worktops and display cabinet. Tiled splashback. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Wall mounted condensing traditional gas central heating boiler. Tiled floor.

Dining Area

uPVC double glazed French doors to rear deck and garden. Vertical blind. Wall mounted electric heater. Country effect wood grain laminate flooring.

FIRST FLOOR

Landing

uPVC double glazed window to side. Loft access. Airing cupboard housing hot water and cold water tanks. Fitted carpet. White colonial style panelled doors to bedrooms and folding door to..

Family Bathroom

uPVC double glazed window to rear. Roman blind. Fitted three piece bathroom suite in white comprising close coupled WC with pushbutton flush and enclosed cistern, hand wash basin with mono block tap set in vanity unit and panel bath with mixer waterfall tap and overhead electric shower. Glass screen. Tiled walls. Wood clad ceiling. Spotlights. Chrome heated towel rail. Laminate flooring.

Bedroom 1

uPVC double glazed window to front. Roller blind. Fitted wardrobes with mirrored sliding doors. Radiator. TV connection.

Bedroom 2

uPVC double glazed window to rear. Roller blind. Radiator. Carpet.

Bedroom 3

uPVC double glazed window to front. Roller blind. Carpet. Built in storage cupboard.

EXTERIOR

Front Garden

Laid to lawn. Concrete driveway to side. Wooden gate and fence to rear garden. The driveway can be extended quite easily by removal or repositioning of fence and gate. Path and courtesy light to front door.

Rear Garden

South facing and landscaped garden providing indoor/ outdoor lifestyle. Comprising undercover wood deck with Pergola. Exterior electric heater, floodlight, key safe and retractable canvas side screens. Further decked areas to side and rear of garden. Undercover, inflatable hot tub with lighting and external power points. Wood fencing and conifer hedge. The garden is laid with artificial grass and decorative stone and benefits from a water tap. Garden shed with double doors and light panels. Within the rear garden there is a concrete hardstanding/ driveway with gate and fence panel leading to front. External electric meter box.

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 C

Current heating type Gas

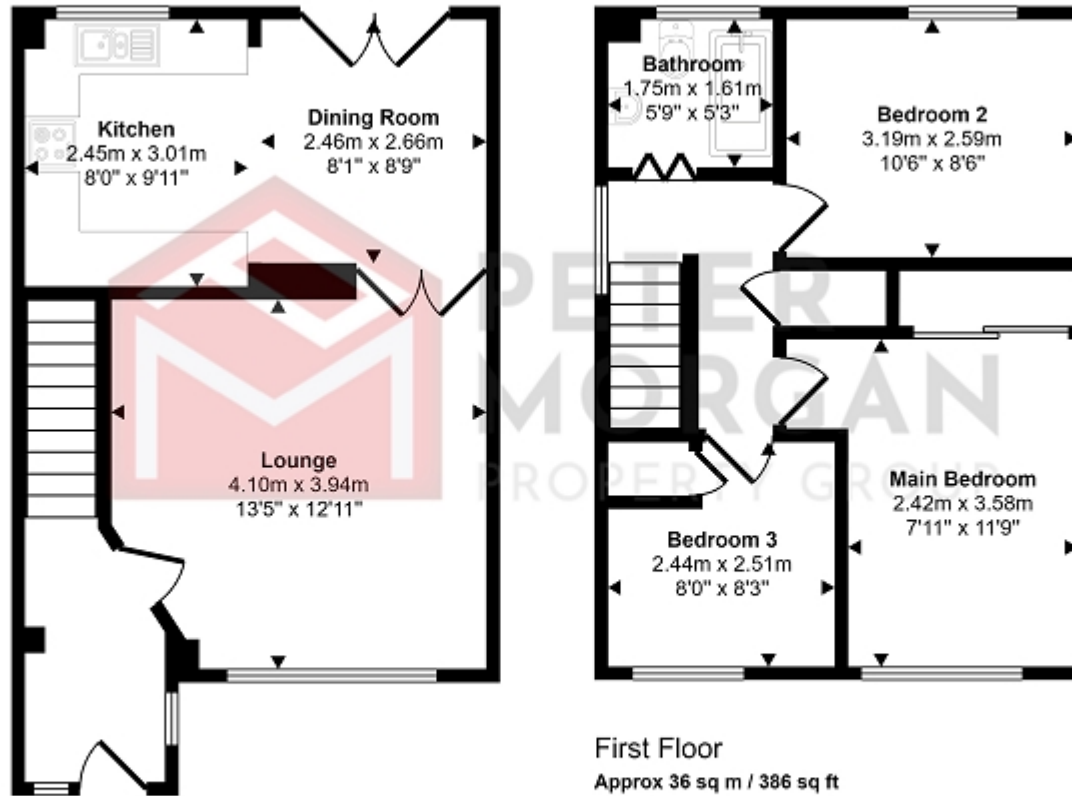
Tenure Freehold








Approx Gross Internal Area
74 sq m / 794 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.

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