

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



'Ellesmere', Heol Canola, Sarn, Bridgend, Bridgend County. CF32 9TY



Offers In Region Of **£275,000**

Main Features

- Traditional extended 3 bedroom detached
- Cavity brick/ block built home
- Driveway/ parking for 4 cars and detached garage
- Family size rear garden with orchard and open green space to front
- Convenient location for local schools, shops, leisure centre, swimming pool and public transport links
- Approximately 1/2 mile from the M4 at Junction 36 and out of town shopping at McArthur Glen Designer Outlet
- Cloakroom, bathroom and separate w.c
- uPVC double glazing and combi gas central heating
- Offered for sale with vacant possession
- Council Tax Band D. EPC: D

General Information

TRADITIONAL EXTENDED 3 BEDROOM DETACHED CAVITY BRICK/ BLOCK BUILT HOME WITH DRIVEWAY/ PARKING FOR 4 CARS, DETACHED GARAGE, FAMILY SIZE REAR GARDEN WITH ORCHARD, OPEN GREEN SPACE TO FRONT AND MORE!!

Situated in a highly convenient location for local schools, shops, leisure centre, swimming pool, public transport links and approximately 1/2 mile from the M4 at Junction 36 and out of town shopping at McArthur Glen Designer Outlet.

This home has accommodation comprising hallway, extended lounge/ dining room with garden access, kitchen/ breakfast room, rear hallway and cloakroom. First floor landing, bathroom, separate w.c and 3 bedrooms.

The property benefits from uPVC double glazing and combi gas central heating. Offered for sale with vacant possession. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. uPVC double glazed window with Venetian blind to front. Quarter turn carpeted and spindled staircase with handrail to 1st floor. Radiator. Boxed in electric meter. Understairs store cupboard. Fitted carpet. Smoke alarm. Telephone and Internet connection points. Glazed doors and internal window to living rooms.

Lounge/Dining Room

Two uPVC double glazed windows to sides. uPVC double glazed patio doors to rear. Fitted venetian blinds. Electric fire with marble effect fireplace. Illuminated alcove. Two radiators. Wall and ceiling lights. Fitted carpet. TV connection.

Kitchen/Breakfast Room

uPVC double glazed windows to front and side. Fitted Venetian blinds. Fitted traditional kitchen finished with wood doors. One and a half bowl stainless steel sink unit with mixer tap. Worktops with upstands and tiled splashback. Integral oven, grill and ceramic hob. Recess for fridge freezer. Plumed for washing machine. Space for tumble dryer. Tiled floor. Radiator. Smoke alarm. Part glazed door to...

Rear Hallway

uPVC double glazed door to rear garden. Tiled floor. White colonial style panelled door to...

Cloakroom

uPVC double glazed window to side. Low level WC and wall mounted hand wash basin with monobloc tap in white. Tiled floor. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window with fitted Venetian blind to front. Balustrade and spindles. Smoke alarm. Loft access with loft ladder . White colonial style panelled doors to bedrooms, bathroom WC and airing cupboard housing wall mounted Combi gas central heating boiler slatted shelves and hanging rail.

Family Bathroom

uPVC double glazed window to front. Fitted Venetian blind. Two piece coloured suite comprising pedestal hand wash basin and panelled bath with overhead electric shower and glass screen. Tiled splashback. Radiator. Fitted carpet.

Separate W.C

uPVC double glazed window to side. Close coupled WC. Fitted carpet.

Bedroom 1

uPVC double glazed window with fitted Venetian blind overlooking rear garden. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window with fitted Venetian blind overlooking rear garden. Radiator. Fitted carpet.

Bedroom 3

uPVC double glazed window to front with Venetian blind. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Laid with concrete block built boundary walls. Right hand pathway with planting bed leading to rear garden. Gated driveway to left-hand side with parking for 3 to 4 cars. Water tap. Floodlight. External gas meter box.

Detached Garage

Up and over vehicle door to front pedestrian door and uPVC double glazed windows to garden. Block built. Corrugated metal roof.

Rear Garden

Family size garden with Orchard. Laid to lawns and wood decking. Decorative stone covered pathway. Variety of trees and shrubs. Traditional washing line. Floodlight. Water butt. Door to integral storage space.

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

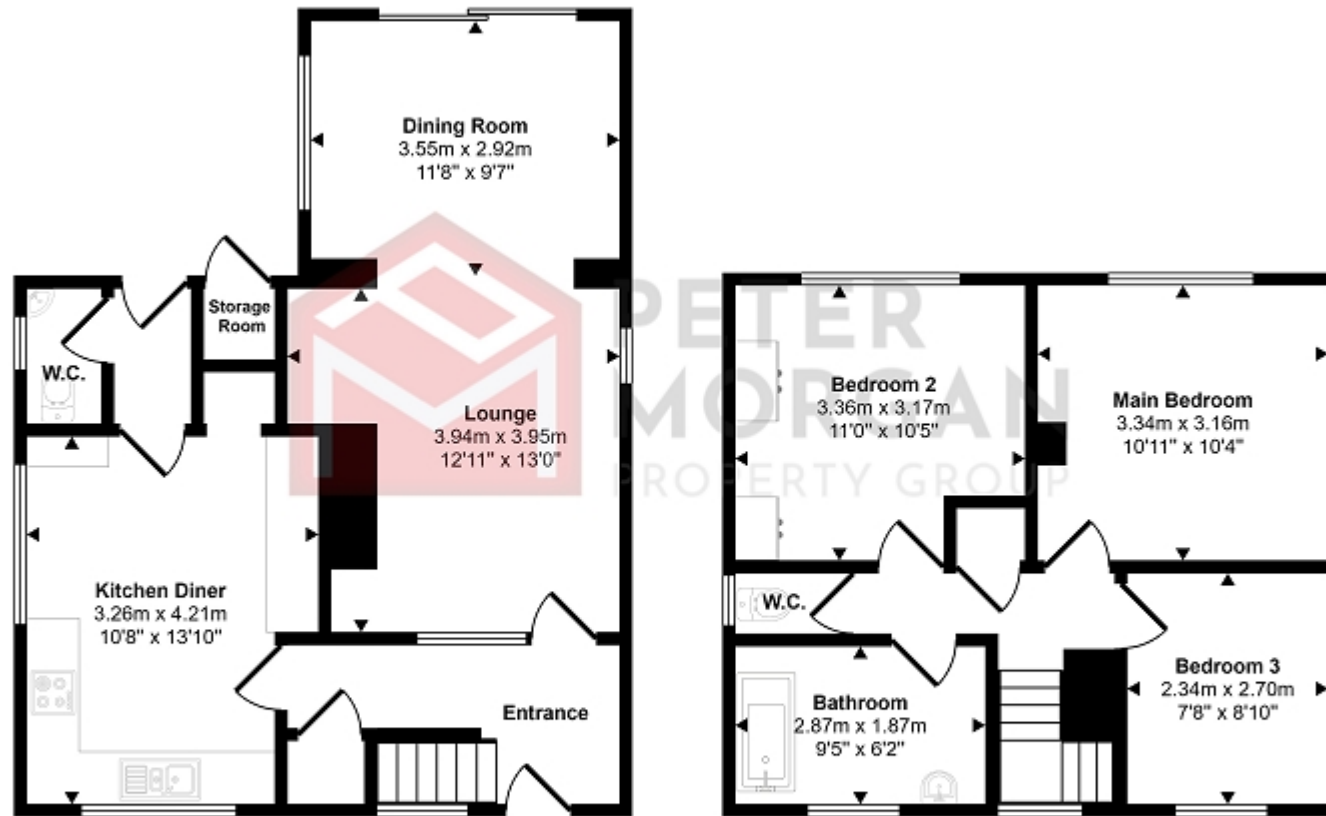
Tenure Freehold








Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 41 sq m / 443 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		82
(69-80) C		
(55-68) D	66	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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