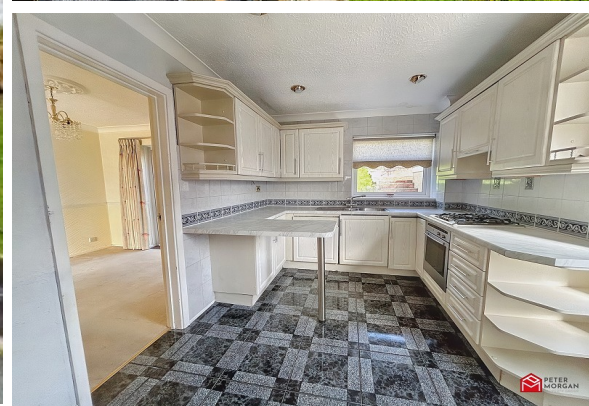


THE GUILD
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GOLD WINNER

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10 Glen View, Litchard, Bridgend, Bridgend County. CF31 1QU



£250,000

Main Features

- 1970's 3 double bedroom semi detached home
- Popular cul de sac location
- Dining room with French doors to garden
- Approximately 1 mile from The Princess of Wales Hospital and rail link
- Bathroom and cloakroom
- Mature residential area
- Within 1/2 mile of the M4 and major retail outlets at McArthur Glen Designer Outlet and The Pines, school, pub restaurant and bus link.
- Approximately 2 miles from Bridgend Town Centre
- Combi gas central heating and uPVC double glazing
- Council Tax Band:D. EPC: D

General Information

1970'S BUILT 3 DOUBLE BEDROOM SEMI DETACHED HOME IN A POPULAR CUL DE SAC LOCATION WITHIN LITCHARD HIGHER, ELEVATED POSITION WITH LANDSCAPED GARDENS, DRIVEWAY, GARAGE AND HIGHLY CONVENIENT FOR THE M4 AT JUNCTION 36.

Situated in a mature residential area within 1/2 mile of the M4 and major retail outlets at McArthur Glen Designer Outlet and The Pines, school, pub restaurant and bus link. Approximately 1 mile from The Princess of Wales Hospital and rail link. Approximately 2 miles from Bridgend Town Centre.

This home has accommodation comprising porch, hallway, cloakroom, lounge with bay window, dining room with French doors to garden and kitchen. First floor landing, family bathroom and 3 double bedrooms with wardrobes. Distant views over rooftops from front bedrooms.

Benefitting from combi gas central heating, uPVC double glazing and vacant possession.

GROUND FLOOR

Porch

uPVC double glazed windows and tilt and slide door to front. Tiled floor. Internal uPVC double glazed door to..

Hallway

Carpeted staircase with handrail to first floor. Radiator. Laminate flooring. Coving. Ceiling rose. Wall mounted gas central heating thermostat.

Cloakroom

uPVC double glazed window to side. Two piece suite in white comprising pedestal hand wash basin and Geberit remote control W.C. Tiled floor. Part tiled walls. Coving. Radiator.

Kitchen/Breakfast Room

uPVC double glazed window to rear. uPVC double glazed door to side. Under stairs cupboard. Plumbed for washing machine. Tiled floor. Electric meter box. A range of fitted wall mounted and base units. One and a half bowl stainless steel sink unit with mixer tap. Tiled splashback. Breakfast bar. Integral oven, grill, hob, extractor hood and dishwasher. Textured and covered ceiling.

Lounge

Full length uPVC double glazed bay window to front. Vertical blind. Fitted carpet. Pebble effect living flame gas fire set in marble fireplace. TV connection. Textured and coved ceiling. Ceiling rose. Radiator. Open square archway to..

Dining Room

uPVC double glazed French doors to rear garden. Carpet. Textured and coved ceiling. Ceiling rose. Radiator. Glazed door to kitchen.

FIRST FLOOR

Landing

uPVC double glazed window to side. Attic entrance with loft ladder leading to boarded loft space. Airing cupboard housing wall mounted Worcester combi boiler and radiator. Fitted carpet. Textured and coved. Ceiling rose. Wood panelled doors to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. Roller blind. Fitted three-piece bathroom suite in white comprising close coupled WC with enclosed cistern and push button flush, pedestal hand wash basin with mixer tap set in vanity unit and shower bath with overhead shower and curved glass screen. Tiled walls. Tiled floor. Chrome heated towel rail. Illuminated mirrored wall mounted cabinet.

Bedroom 1

uPVC double glazed window with far reaching views to front. Radiator. Fitted wardrobes, bedside cabinets and bridge storage. Fitted carpet. Textured and covered ceiling. Radiator.

Bedroom 2

uPVC double glazed window overlooking rear garden. Vertical blind. Radiator. Fitted wardrobes. Fitted carpet. Textured and coved ceiling.

Bedroom 3

uPVC double glazed window to front with far reaching views. Vertical blind. Radiator. Fitted carpet. Textured and coved ceiling. Ceiling rose. Built-in wardrobe.

EXTERIOR

Front Garden

Laid to lawn and planting beds. Paved pathway to front door. Block paved driveway to side with parking for three cars. Courtesy light. Entrance door to kitchen.

Semi Detached Garage

Block built with felt flat roof. Up and over vehicle door to front. Electric light.

Rear Garden

Landscaped and tiered rear garden, laid to lawn and block paved patio providing French door access to main dwelling. Paved centres and drying area. Conifer screening. Raised planting beds. Stone faced retaining walls. Water tap. Floodlight. Key safe.

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

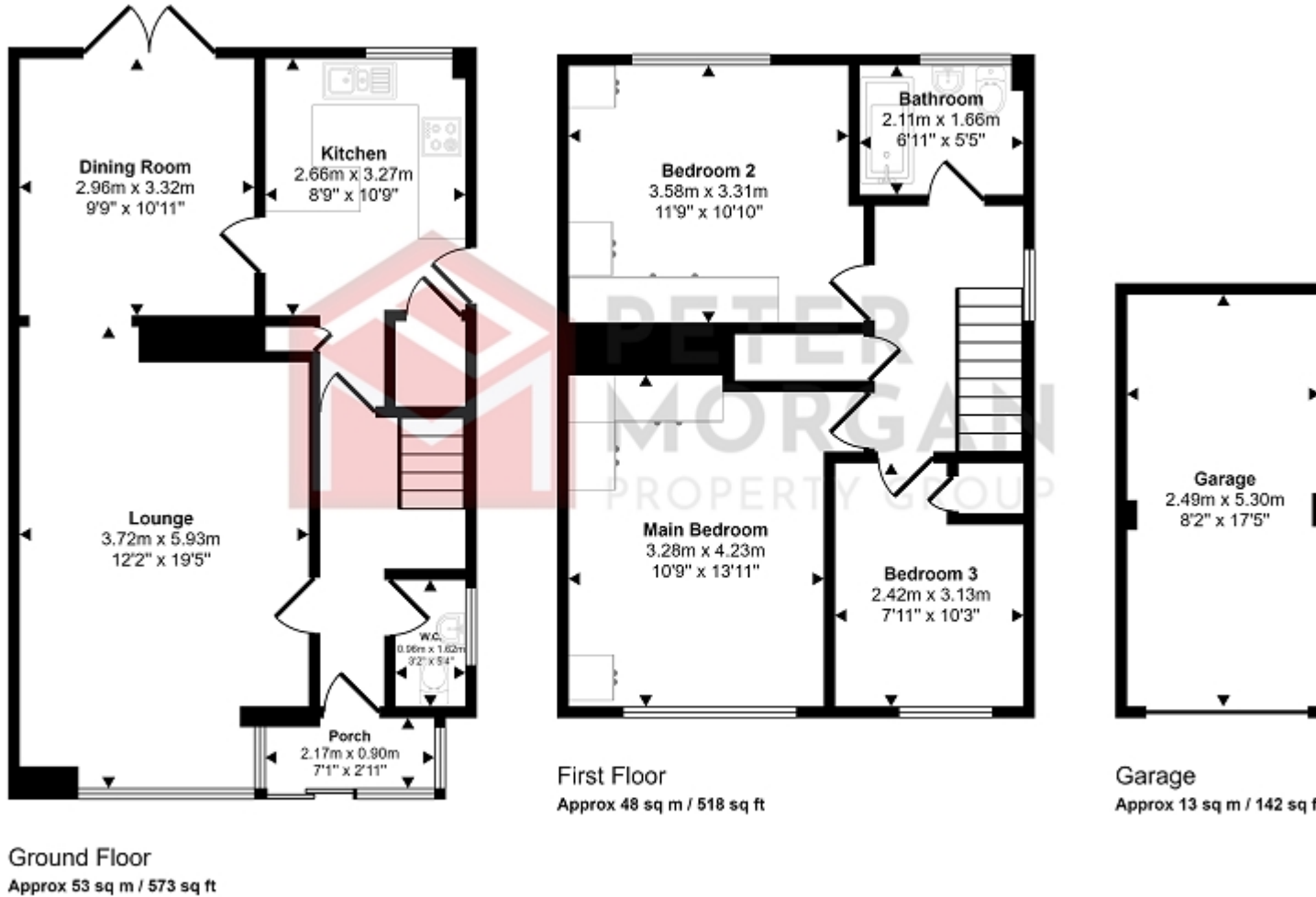
Tenure Freehold







Approx Gross Internal Area
115 sq m / 1233 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.

10 Glen View, Litchard, Bridgend, Bridgend County. CF31 1QU

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	67	
(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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