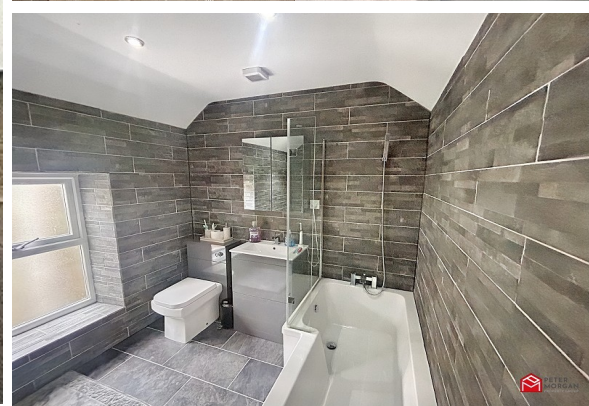


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



28 Station Row, Pontyrhyl, Bridgend, Bridgend County. CF32 8PJ



£169,999

Main Features

- Three bedroom mid terrace
- Lounge/ dining room
- First floor bathroom
- Popular semi rural location
- Open views to front
- Approximately 4 miles from the M4 at Junction 36 and major shopping outlets at Mc Arthur Glen designer village
- Ideal for those looking for a quiet location away from traffic
- Overlooking cycle track, river and woodland
- uPVC double glazing and combi gas central heating
- Council Tax Band:B. EPC: E

General Information

THREE BEDROOM MID TERRACED HOME SITUATED IN A POPULAR SEMI RURAL VILLAGE LOCATION WITH OPEN ASPECT TO FRONT.

Convenient for commuters, being only 4 miles from the M4 at Junction 36 and major shopping outlets at Mc Arthur Glen designer village

Ideal for those looking for a quiet location away from traffic. Overlooking cycle track, river and woodland. Only 10 meters from cycle track and river.

The property has accommodation comprising ground floor open plan lounge / dining room, kitchen, first floor landing, 3 bedrooms and bathroom. Externally there is a courtyard to rear.

This home benefits from uPVC double glazing and combi gas central heating. Visit our new and improved website for more information.

GROUND FLOOR

Lounge/Dining Room

uPVC double glazed window to front. Grey wood effect flooring. Media wall with electric fire. Spotlights. Radiators. Space for family size dining table and chairs. Access to Kitchen.

Kitchen

uPVC double glazed window to rear. Modern fitted kitchen with a range of grey high gloss wall and floor units with wood effect contrasting worktops. Integrated oven and hob with additional 6 rings gas hob. Integrated fridge freezer. Wood effect flooring. Spotlights. Plumbing for washing machine. Extractor fan.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted carpet. Radiator.

Family Bathroom

Family bathroom fitted with L shape bath, W.C, wash hand basin and walk in shower. Wall to floor stone effect tiles. Spotlights. Wall mounted glass shower screen.

Bedroom 1

uPVC double glazed window to front. Feature wall. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to front. Feature wall. Fitted carpet. Radiator.

EXTERIOR

Far reaching views to front.

Rear Courtyard

Rear courtyard style garden.

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

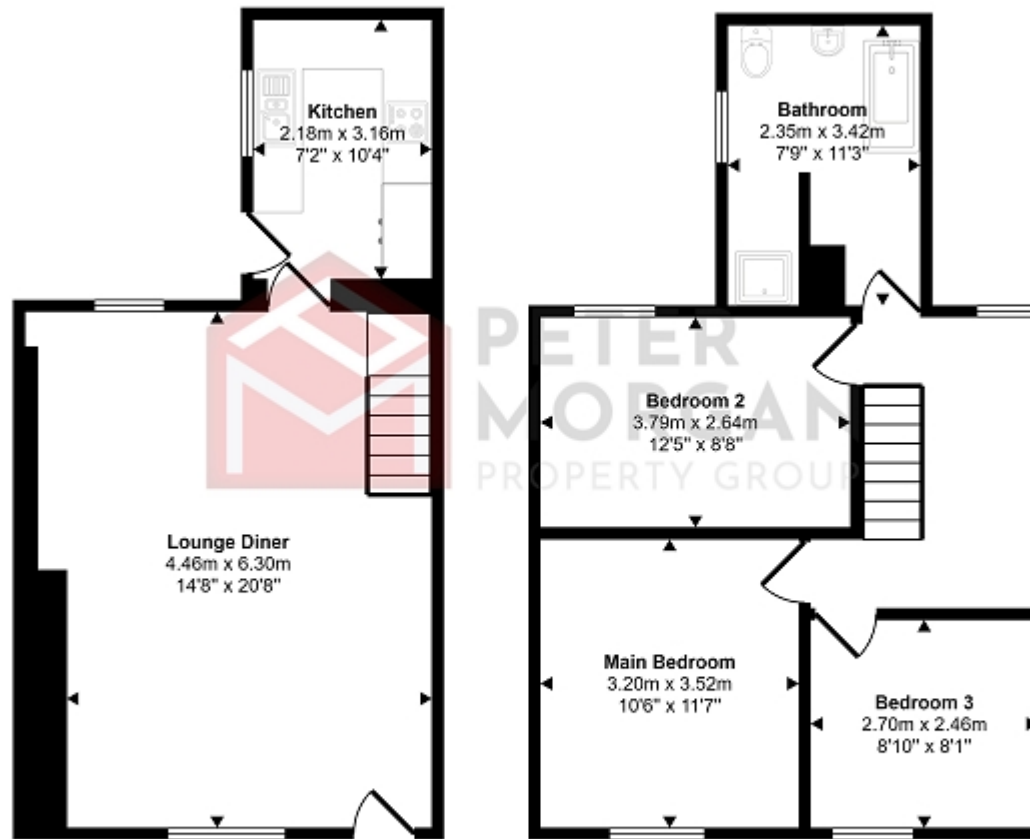
Current council tax banding B

Current heating type Combi

Tenure Freehold




Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft

First Floor
Approx 46 sq m / 498 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		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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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