

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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51 Commercial Street, Nantymoel, Bridgend, Bridgend County. CF32 7NW

Offers In Region Of **£120,000**

Main Features

- 2 double bedroom, double fronted late Victorian cottage
- Recently renovated
- Brand new fitted kitchen and bathroom
- Open plan living
- New electrical wiring with certificate
- Newly fitted carpets and laminate flooring
- Situated in a popular 'semi rural' location within the village. Approximately 9 miles from the M4 at Junction 36
- Convenient for village amenities and bus link. The Celtic Trail Cycle Track is within 1/2 mile
- uPVC double glazing and new combi gas central heating
- Council Tax Band: A. EPC: D

General Information

RECENTLY RENOVATED TWO DOUBLE BEDROOM, DOUBLE FRONTED, MID TERRACE LATE VICTORIAN COTTAGE ENJOYING OPEN PLAN LIVING AND FAR REACHING SOUTHERLY VIEWS OVER OPEN GREEN SPACE VIEWING POINT, WOODLAND AND HILLS.

The property has undergone major renovation works over recent months to include:

Fully plastered, walls and ceilings, brand-new fitted kitchen and bathroom, new electrical wiring with certificate, new central heating system with certificate, newly fitted carpets and laminate flooring and more!

Situated in a popular 'semi rural' location within the village. Approximately 9 miles from the M4 at Junction 36. Convenient for village amenities and bus link. The Celtic Trail Cycle Track is within 1/2 mile.

The accommodation comprises ground floor fully open plan living space with fitted kitchen, first floor landing, fitted bathroom and two double bedrooms. Externally there is a tiered rear garden with far reaching views from top tier. Please visit our new and improved website for more information.

GROUND FLOOR

The whole of the ground floor has been opened up to create a fully open plan modern living space.

Living Room/ Dining/ Kitchen

2 uPVC double glazed Southerly facing windows with views over green open space, woodland and hills. Vertical blinds. uPVC double glazed doors to front and rear. Plastered walls and ceiling. Inset ceiling LED spotlights. Mains powered smoke alarms and carbon monoxide detector. Newly laid laminate flooring. Under stairs store cupboard. Arched alcoves. Boxed in gas meter and mains water tap. Two radiators. Newly fitted carpeted staircase to 1st floor. Wired for wall mounted television.

Kitchen Area

Brand-new kitchen finished with white doors. Brushed steel handles and wood effect worktops. Composite sink unit with mixer tap. Tiled splashback. Brand new integral oven, grill, ceramic hob and extractor hood. Plumbed for washing machine. Space for fridge freezer. Wall mounted Combi gas central heating boiler (installed 22/01/2024). Wall mounted Hive wireless heating thermostat. Extractor fan.

FIRST FLOOR

Landing

uPVC double glazed window with vertical blind overlooking rear garden. Newly fitted carpet. Plastered walls and ceiling. Mains powered smoke alarm. Contemporary white panelled doors to all rooms.

Bathroom

uPVC double glazed window to rear. Newly fitted three piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with waterfall tap and panelled bath with overhead electric shower with glass screen. Fully tiled walls. Mirrored wall cabinet. Chrome heated towel rail. Tile effect cushion flooring. Plastered ceiling with LED spotlights.

Bedroom 1

uPVC double glazed window with far reaching Southerly views over open green space. Woodland and hills to front. Vertical blind. Plastered walls and ceiling. Newly fitted carpet. USB charging points. Radiator. Alcove.

Bedroom 2

uPVC double glazed window with far reaching Southerly view over open green space, woodland and hills to front. Vertical blind. Plastered walls and ceiling. Newly fitted carpet. Attic entrance.

EXTERIOR

To the front of the property there is open green space viewing point with far reaching southerly views.

Rear Garden

Rear yard- laid with concrete. Water tap. Outdoor power points. Storage area. Steps to garden which is tiered to various levels and benefiting from far reaching views of Ogmores Valley from the top tier. The rear garden will require some landscaping.

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

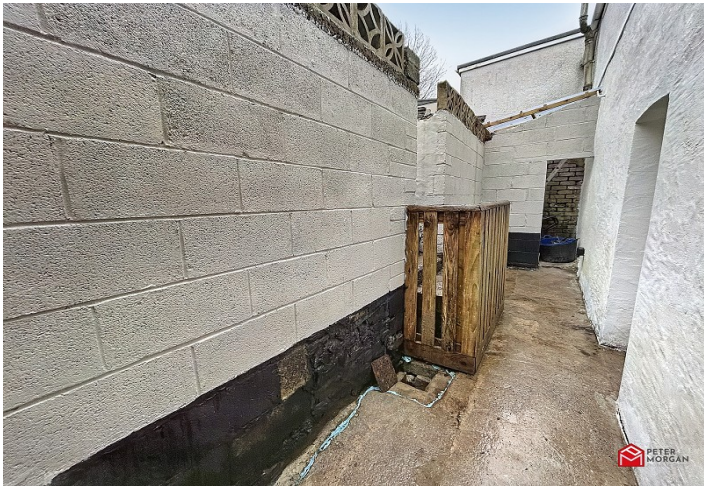
Current council tax banding A

Current heating type Combi

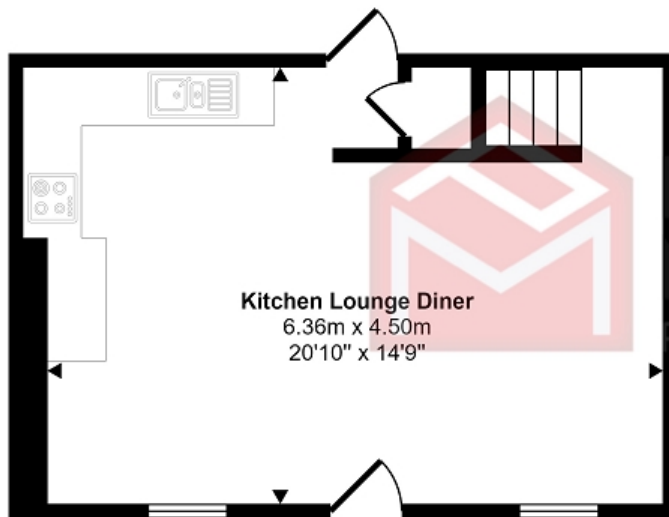
Tenure Freehold





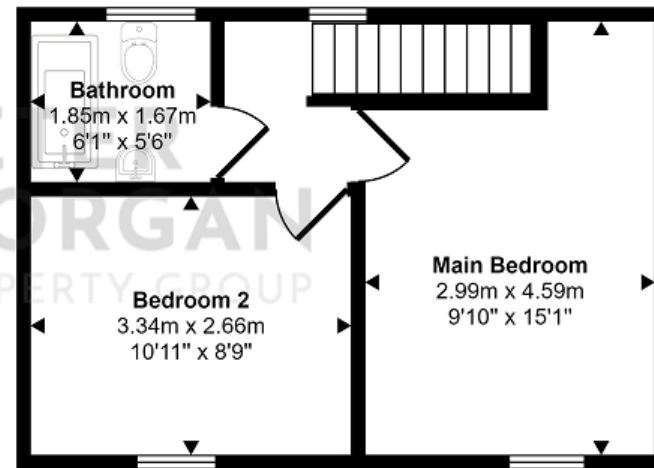


Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor

Approx 30 sq m / 320 sq ft




First Floor

Approx 29 sq m / 315 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		92
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



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

www.petermorgan.net
03300 563 555

