

THE GUILD
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2021
WALES
SALES
GOLD WINNER

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4 Bettws Road, Brynmenyn, Bridgend, Bridgend County. CF32 9HY



Offers In Region Of **£170,000**

Main Features

- 2 bedroom mid terraced home
- Semi rural location
- Countryside and woodland aspect
- Direct lane/ footpath access to Bryngarw Country Park
- Rear parking
- Open plan lounge. First floor bathroom
- 3 miles from the M4 at Junction 36 and Out Of Town Shopping at The McArthur Glen Designer Outlet and The Pines
- Convenient for cycle tracks, schools, leisure centre, swimming pool and park & ride rail link
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:D

General Information

2 BEDROOM MID TERRACED HOME IN A SEMI RURAL LOCATION WITH COUNTRYSIDE AND WOODLAND ASPECT AND DIRECT LANE/ FOOTPATH ACCESS TO BRYNGARW COUNTRY PARK, REAR PARKING, OPEN PLAN LOUNGE, FIRST FLOOR BATHROOM AND MORE!

Situated within a few hundred meters of Bryngarw Country Park. 3 miles from the M4 at Junction 36 and Out Of Town Shopping at The McArthur Glen Designer Outlet and The Pines. Convenient for cycle tracks, schools, leisure centre, swimming pool and park & ride rail link. All are within approximately 1 mile.

This property has accommodation comprising hallway, open plan lounge/ dining room, kitchen/ breakfast room, first floor landing, bathroom and 2 bedrooms. Externally there is a forecourt style front garden and rear garden with rear parking.

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

GROUND FLOOR

Hallway

uPVC double glazed front door. Wall mounted electric meter and consumer unit. Radiator with decorative cover. Tiled floor. Quarter turn carpeted staircase with handrail to 1st floor. Wall mounted gas central heating thermostat. Ceiling mounted smoke alarm. Telephone and Internet connection points. Oak panel door to ..

Lounge/Dining Room

Open plan, living area with uPVC double glazed window to front. Venetian blind. uPVC double glazed door to rear garden .Vertical blind. Recessed open brick fireplace with open chimney and tiled half alcoves. Two radiators. Plaster walls and ceiling. Grey wood grain laminate flooring. TV connection point stairs store cupboard. Glazed door to..

Kitchen/Breakfast Room

uPVC double glazed windows to rear and side path. Glazed original entrance door to side. Modern uPVC double glazed windows to rear and side path. Glazed original entrance door to side. Fitted kitchen finished with cream doors, brushed steel effect handles and wood effect worktops. Composite sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Breakfast bar. Radiator. Loft access. Artexed ceilings.

FIRST FLOOR

Landing

uPVC double glazed window with views of woodland and field to rear. Balustrade and spindles. Loft access with loft ladder. Fitted carpet.

Bathroom

uPVC double glazed window to rear. Close coupled WC with pushbutton flush, pedestal hand wash basin and enamel bath with overhead electric shower in white. Tiled splashback. Radiator. Cushion flooring. Sliding double mirrored doors to airing cupboard housing wall mounted Combi gas central heating boiler.

Bedroom 1

uPVC double glazed window to front. Venetian blind. Radiator. Grey woodgrain laminate flooring. Alcove.

Bedroom 2

uPVC double glazed window to front. Venetian blind. Grey woodgrain laminate flooring. Feature panelled wall. Radiator.

EXTERIOR

To the rear of the property there is a rear lane with vehicle access, providing direct public footpath access to Bryngarw country Park.

Rear Garden

Backing onto open field and Woodland. Laid to paved patio and artificial turf with fencing. Gated access to rear parking area.

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 C

Current heating type Combi

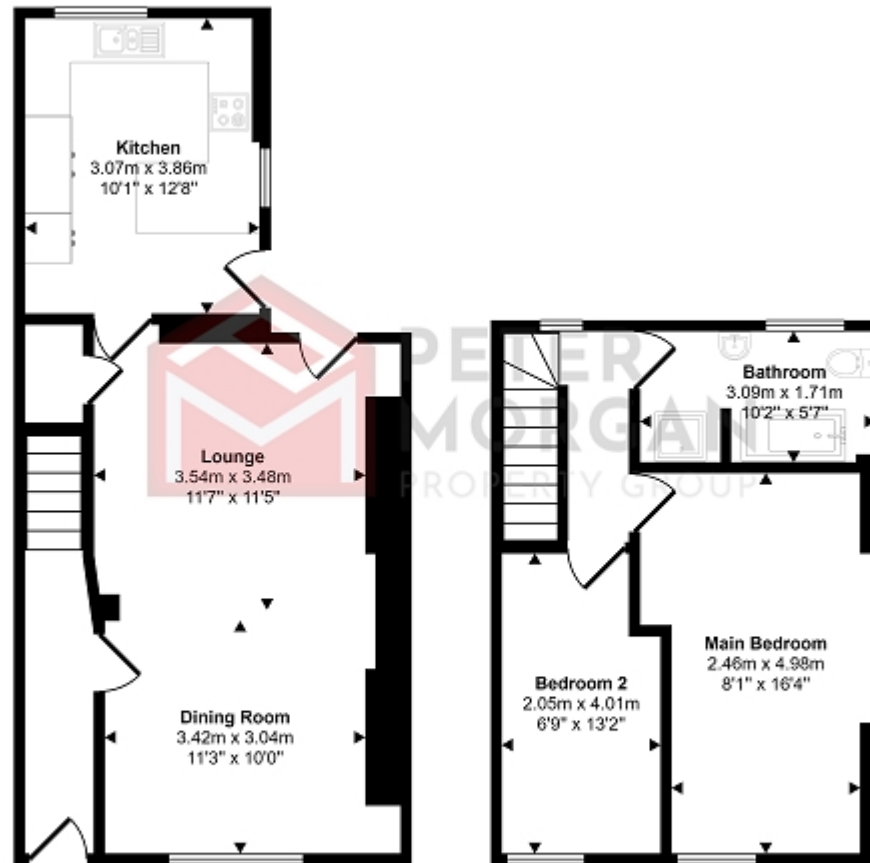
Tenure Freehold








Approx Gross Internal Area
79 sq m / 855 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 34 sq m / 361 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		86
(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

