

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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The Telegraph



1 Moorlands Road, Bridgend, Bridgend County. CF31 3DR



Offers In Region Of **£385,000**



## Main Features

- Traditional bay fronted semi detached home
- South Side location
- 3 bedrooms and loft room
- Open plan kitchen/ dining room
- Lounge and sun lounge
- Front, side and rear gardens and garage
- Approximately 3 miles from the M4 at Junction 36 and 1.5 miles from Bridgend Railway Station
- Convenient location for Oldcastle and Brynteg Schools, Town centre, college and the A48
- Combi gas central heating and uPVC double glazing
- Council Tax Band: D. EPC: D

## General Information

TRADITIONAL BAY FRONTED 'SOUTH SIDE' 3 BEDROOM (AND LOFT ROOM) SEMI DETACHED HOME OCCUPYING A CORNER PLOT WITH FRONT, SIDE AND REAR GARDENS, DRIVEWAY, GARAGE, SUN LOUNGE AND MUCH POTENTIAL.

Situated in a popular and convenient location for Oldcastle and Brynteg Schools, Town centre, college and the A48. Approximately 3 miles from the M4 at Junction 36 and 1.5 miles from Bridgend Railway Station.

This home requires some TLC however has family accommodation comprising hallway, lounge, open plan kitchen/ dining room, sun lounge, side hallway, w.c and store room. First floor landing with staircase to loft room, shower room, separate w.c and 3 bedrooms.

The property benefits from combi gas central heating and much potential.

## GROUND FLOOR

## Hallway

Composite double glazed front door. uPVC double glazed window to side. Quarter turn carpeted staircase to 1st floor. Laminate flooring. Designer vertical radiator. Wall mounted central heating thermostat. Wall mounted Combi gas central heating boiler. Understairs recess. Plastered walls. Coving. Vertical panelled doors to living rooms.

## Lounge

uPVC double glazed bay window with vertical blinds to front. Radiator. Cast iron fireplace with tiled sides, marble hearth and surround. Illuminated alcoves. Laminate flooring. Radiator. Coving. Telephone and Internet connection points. TV connection.

## Kitchen / Dining Room

Open plan. uPVC double glazed window to rear. Modern fitted kitchen finished with gloss white doors and black handles. Marble effect worktops with upstands. One and a half bowl stainless steel sink unit with extendable mixer tap. Stainless steel cooking range with seven ring gas hob, double oven, grill and pan store. Glass splash plate. Extractor hood. Space for American style fridge freezer. Designer vertical radiator. Integral dishwasher. Wired for wall mounted TV. Plastered walls and ceiling. Coving. Open square archway to..

## Sun Lounge

uPVC double glazed windows to side and rear. uPVC double glazed French doors to rear garden. Laminate flooring. Vaulted ceiling. Radiator.

## Side Hallway

uPVC double glazed doors to front and rear. PVC clad walls and ceiling. uPVC double glazed door to garage. Door to storage area with power point, light and tumble dryer vent.

### **Cloakroom**

uPVC double glazed window to rear. Close coupled wc. Water tap.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed window to side. Quarter turn spindled staircase to loft room. Fitted carpet. Plastered ceiling.

### **Family Shower Room**

uPVC double glazed window to side. Shower cubicle with rainstorm shower and hair wash spray and wash basin with monobloc tap set in vanity unit. Split stone effect PVC clad wall. Vinyl flooring. Chrome heated towel rail. Inset ceiling spotlights.

### **Separate W.C**

uPVC window to side. WC with push button flush. Grey woodgrain laminate flooring. Plastered walls and ceiling.

### **Bedroom 1**

uPVC double glazed bay window with vertical blinds to front. Built in wardrobes. Vertical designer radiator. Fitted grey carpet. Wall lights. Plastered walls and ceiling.

### **Bedroom 2**

uPVC double glazed window to rear. Plastered walls and ceiling. Wall lights. Exposed floorboards. Radiator.

### **Bedroom 3**

uPVC double glazed window to front. Vertical blinds. Carpet. Plastered walls and ceiling. Radiator.

## **SECOND FLOOR**

### **Landing**

uPVC double glazed window to side. Carpet. Door to..

### **Loft Room**

Two double glazed skylight windows to front. Plastered walls and ceiling. Fitted carpet. Walk in wardrobe. USB charging points.

## **EXTERIOR**

### **Front Garden**

Laid to lawn. Planting beds. Courtesy light to front door. Farm gated entrance to flood lit driveway, leading to attached garage side entrance door.

### **Side Garden**

Laid to lawn with further parking area. Gate access to rear garden.

### **Garage**

Roller vehicular door. Vaulted ceiling. uPVC double glazed window to side. Electric light and power points. Open doorway to..

### **Store Room**

uPVC double glazed door to garden. Electric light.

### **Rear Garden**

Laid to lawn. Wood fencing. Access to main dwelling via sun lounge and side hallway. Access to garage via storeroom. Storage area with block built outbuilding.

## **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 [bcg@petermorgan.net](mailto:bcg@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

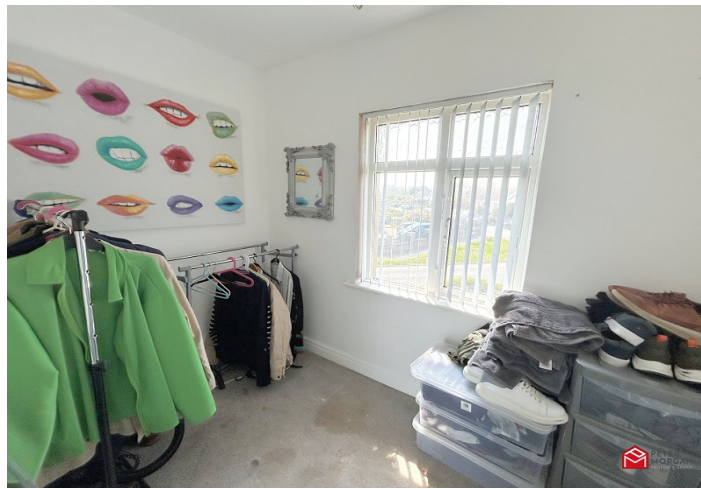




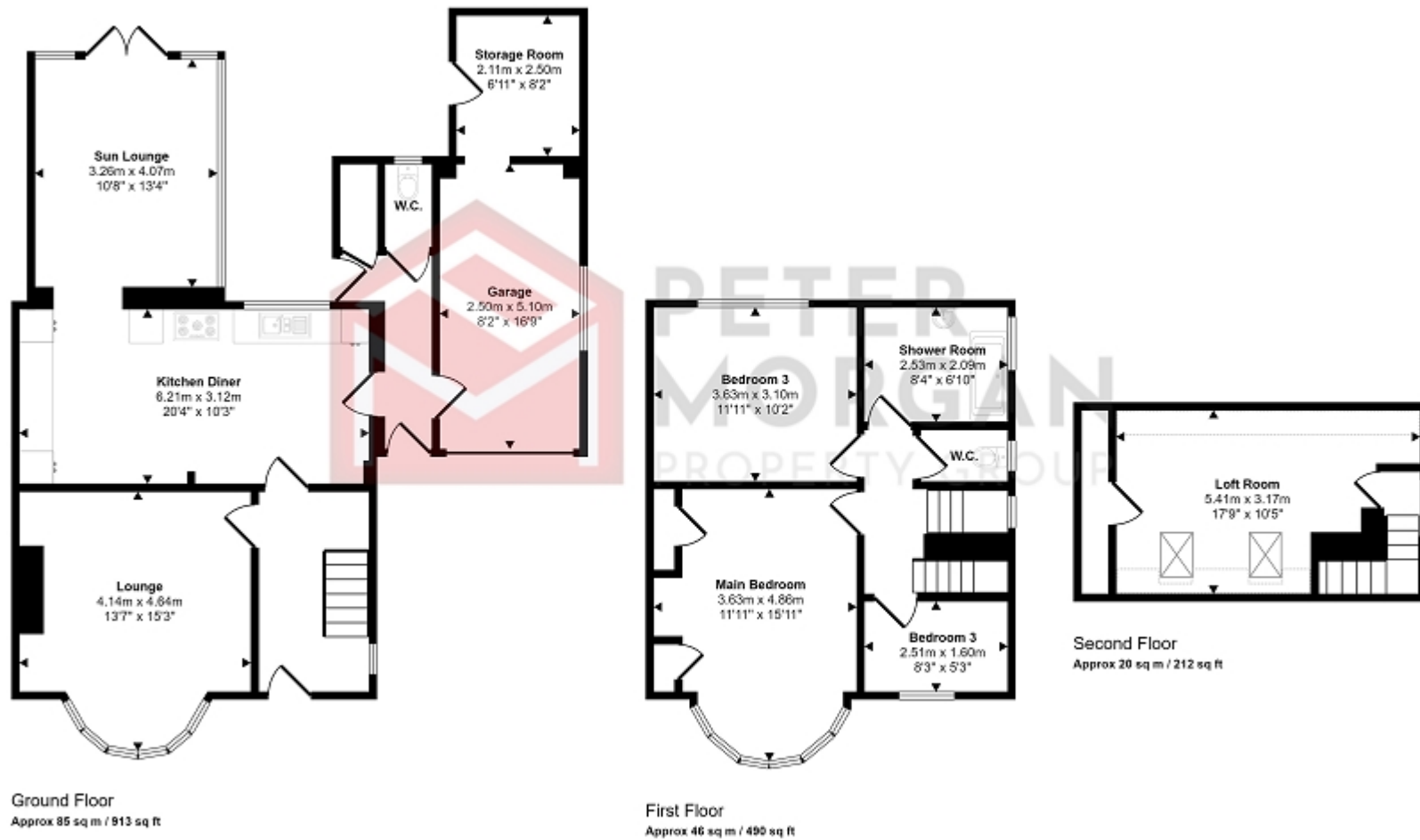








Approx Gross Internal Area  
150 sq m / 1615 sq ft




□ Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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