

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



1 Stormy Lane, Stormy Down, Pyle, Bridgend, Bridgend County. CF33 4RT

**£220,000** Offers Invited



## Main Features

- Semi rural 2 double bedroom end of terrace home
- Corner plot with front, side and rear gardens
- Detached garage and wood framed workshop
- Boarded attic with skylight window and potential
- Lounge and conservatory
- Electric car charging point
- The property is conveniently located for A48 and M4 at Junction 37
- Approximately 3.5 miles from Porthcawl and 4 miles from Bridgend Town Centre
- uPVC double glazing and multi fuel heating
- Council Tax Band: B. EPC: E

## General Information

2 DOUBLE BEDROOM SEMI RURAL END OF TERRACED 1930'S BRICK BUILT HOME OCCUPYING A CORNER PLOT WITH FRONT, SIDE AND REAR GARDENS, DETACHED GARAGE, WOOD FRAMED WORKSHOP, MULTI FUEL HEATING, 2 SEPARATE ENTRANCE HALLWAYS, CONSERVATORY TO REAR SOUTH FACING GARDEN, ELECTRIC CAR CHARGING POINT AND MORE!!

Situated between Laleston and Kenfig Hill. The property is conveniently located for A48 and M4 at Junction 37. Approximately 3.5 miles from Porthcawl and 4 miles from Bridgend Town Centre.

The property was originally built for military use in the 1930's and later became owner occupied. The current owner has lived there for almost 30 years. The accommodation comprises 2 entrance hallways, main hallway leads to kitchen/dining room and lounge and conservatory. Second hallway leads to first floor and rear garden. First floor landing, shower room, 2 double bedrooms, boarded loft space with skylight windows and potential. Externally there are front, side and rear gardens. Detached garage, workshop, fish pond and charging point.

Please visit our new and improved website for more details.

## GROUND FLOOR

### Hallway

Main entrance door from side garden. Carpeted staircase to 1st floor. Radiator with cover. Laminate flooring. Part glazed folding door to..

### Lounge

uPVC double glazed patio doors to conservatory. Recessed fireplace with multi fuel stove with back boiler providing dual fuel central heating system (oil and solid fuel). Wood surround. Tiled hearth and backplate. Alcove with light. Laminate flooring. Radiator. TV connection.

### Conservatory

uPVC double glazed windows and patio doors to garden. Polycarbonate roof. Fitted blinds. Cushion flooring. Wall, light. Power point.

### Porch

Door to rear garden. Windows to front and side gardens. Internal door leading to..

### Second Hallway

Second entrance door to side garden. Boxed in electric meter and consumer unit. Wall mounted burglar alarm control box and activation pad. Radiator with cover. Laminate flooring. Under stairs cupboard. Open doorway to..

### Kitchen / Dining Room

uPVC double glazed window to front with woodland and garden aspect. Fitted kitchen finished with cream doors, brushed steel handles and wood effect worktops. Stainless steel sink unit with mixer tap. Integral oven, grill, induction hob and extractor hood. Plumbed for washing machine and dishwasher. Space for American fridge freezer. Laminate flooring. Radiator. Freestanding oil central heating boiler. Part glazed folding door to lounge.

## FIRST FLOOR

### Landing

uPVC double glazed window with vertical blind and woodland/garden aspect to side. Loft access with loft ladder to boarded loft space, skylight window and standing up headroom with potential. Fitted carpet. White colonial style panel doors to bedrooms and..

### Shower Room

uPVC double glazed window to side. Three piece suite in white comprising close coupled w.c with push button flush, hand wash basin with monobloc tap set in vanity unit and double shower cubicle with electric shower. PVC panelled walls. Cushion flooring. Chrome heated towel rail. Extractor fan. Ceiling spotlights.

### Bedroom 1

2 uPVC double glazed windows with vertical blinds to rear. Carpet. Shelved alcove. Workbench. Radiator.

### Bedroom 2

uPVC double glazed window with woodland and garden aspect. Fitted wardrobe. Airing cupboard housing hot water tank and dual fuel controls.

## EXTERIOR

The property occupies a corner plot with gardens to front side and rear. Access via a shared road. The current owner leases an extra parcel of landscaped land to the side and rear on a year to year basis from the land owner.

### Front Garden

Laid to lawn. Block built boundary wall. A variety of decorative shrubs. Block paved pathway and gated access. Courtesy light and overhead canopy to main entrance door. Gated entrance to..

### Side Garden

Laid to lawn. Block and brick perimeter walls. Oil fuel tank. Gate access to rear garden.

### Timber Frame Workshop

uPVC double glazed windows and door. Electric light and power. Water tap. Oil fuelled heating via oil boiler and heat exchanger. External wood decking with balustrade and spindles.

### Rear Garden

Southerly facing wood decked rear garden with fishpond and water feature. Pergola. Block and brick perimeter walls. Wood fencing. Floodlight. Power point. Planting beds. Electric car charging point. Pedestrian door entrances to porch to main dwelling and..

### Detached Block Built Single Garage

Metal folding vehicular doors. Pedestrian door to garden. Window to garden. Electric light and power. Electrical consumer unit .To the rear of the garage is a driveway for one car.

### 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](mailto: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 drainage. Multi solid fuel and oil central heating.

**Current council tax banding**

B

**Current heating type**

Oil

**Tenure**

Freehold









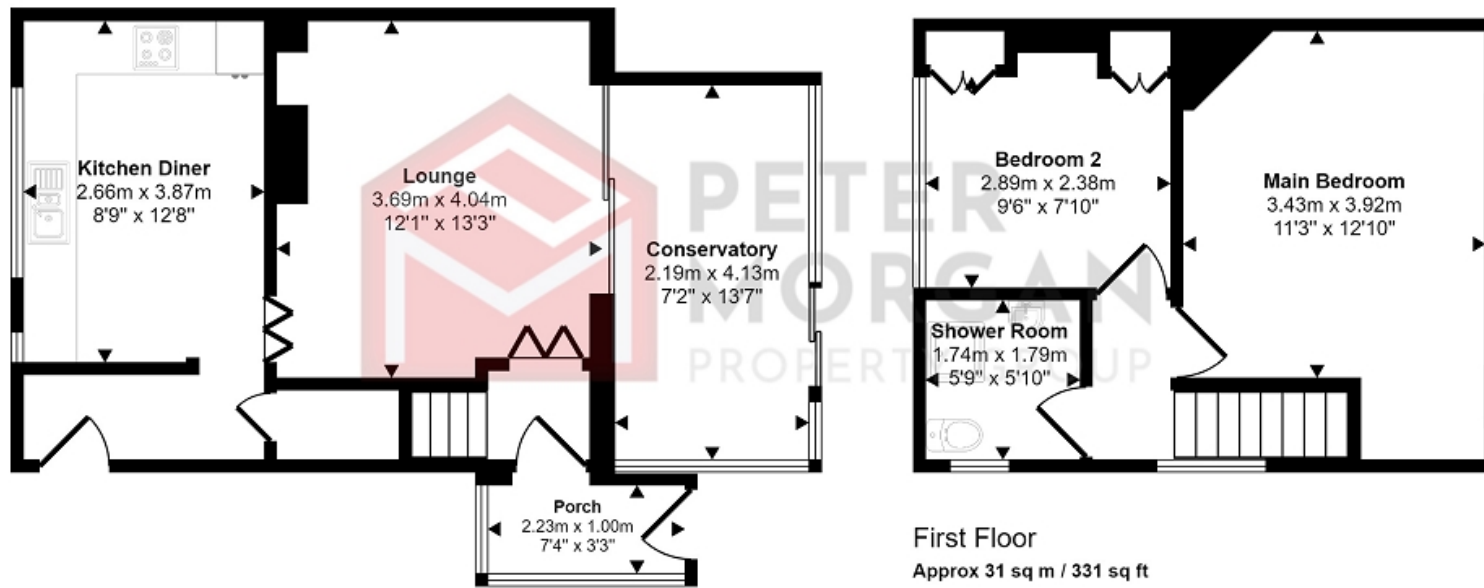








Approx Gross Internal Area  
76 sq m / 813 sq ft



**Ground Floor**  
Approx 45 sq m / 482 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.



# 1 Stormy Lane, Stormy Down, Pyle, Bridgend, Bridgend County. CF33 4RT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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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# PETER MORGAN

## POSITIVELY MOVING

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