

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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35 Lowland Close, Broadlands, Bridgend, Bridgend County. CF31 5BU



£180,000

Main Features

- 2 bedroom terraced home
- Front and rear gardens and garage
- Lounge
- Kitchen/ dining room
- Bathroom, ensuite and cloakroom
- Approximately 1/2 mile from local shopping precinct with restaurants, supermarket, public house, etc
- Convenient for cycle track and access to Nature Trail, woodland and school
- Approximately 4.5 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating.
- Council Tax Band C. EPC:C

General Information

2 BEDROOM TERRACED HOME WITH GARAGE.

The property is situated within a "mews style" community with its own driveway and single garage located 5 metres from the property. Situated in a popular location on the Broadlands Development. Approximately 1/2 mile from local shopping precinct with restaurants, supermarket, public house, etc. Convenient for cycle track and access to Nature Trail, woodland and school.

This home is offered with vacant possession and has accommodation comprising hallway, cloakroom, lounge, kitchen/dining room, first floor landing, family bathroom and 2 bedrooms -master having ensuite shower room.

Externally there are gardens to front and enclosed garden to rear, garage and driveway. The property benefits from uPVC double glazing and combi gas central heating.

Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed door to front. Radiator. Wood flooring. Doors to lounge and..

Cloakroom

2 piece suite comprising w.c and hand wash basin with tiled surround. Radiator. Wood flooring. Extractor fan.

Lounge

uPVC double glazed window to front. Wood flooring. 2 radiators. Electric fireplace. Understairs store cupboard. Door to..

Kitchen / Dining Room

uPVC double glazed window to rear, Aluminium patio doors to rear garden. Fitted kitchen with a range of wall mounted and base units. Integral electric oven, gas hob, extractor hood, washing machine, dishwasher and fridge freezer. Wall cupboard housing combi gas central heating boiler. Staircase to first floor. Radiator. Tiled floor.

FIRST FLOOR

Landing

Balustrade and spindles. Fitted carpet. Airing cupboard. Loft access. Doors to bedrooms and..

Bathroom

uPVC double glazed window to rear. 3 piece bathroom suite comprising w.c, hand wash basin and bath with mixer tap. Part tiled walls. Radiator. Carpet.

Bedroom 1

uPVC double glazed window to front. Built in wardrobe. Fitted carpet. Radiator.

En-suite shower room

uPVC double glazed window to front. 3 piece shower suite comprising w.c, hand wash basin, and shower cubicle with fully tiled walls. Radiator. Part tiled walls. Carpet. Extractor fan.

Bedroom 2

uPVC double glazed window to rear. Built in wardrobe. Fitted carpet. Radiator.

EXTERIOR

Front Garden

The property is situated within a gated "mews style" community with its own driveway and single garage located 5 metres from the property. Open plan garden to front with pathway to front door with over head canopy. Exterior gas and electric meter boxes.

Rear Garden

Rear garden laid to lawn. Paved pathway to steps to raised decking with balustrade. Water tap. Wood fencing. Pedestrian gate to rear.

Garage

Up and over door. Apex roof. Driveway.

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

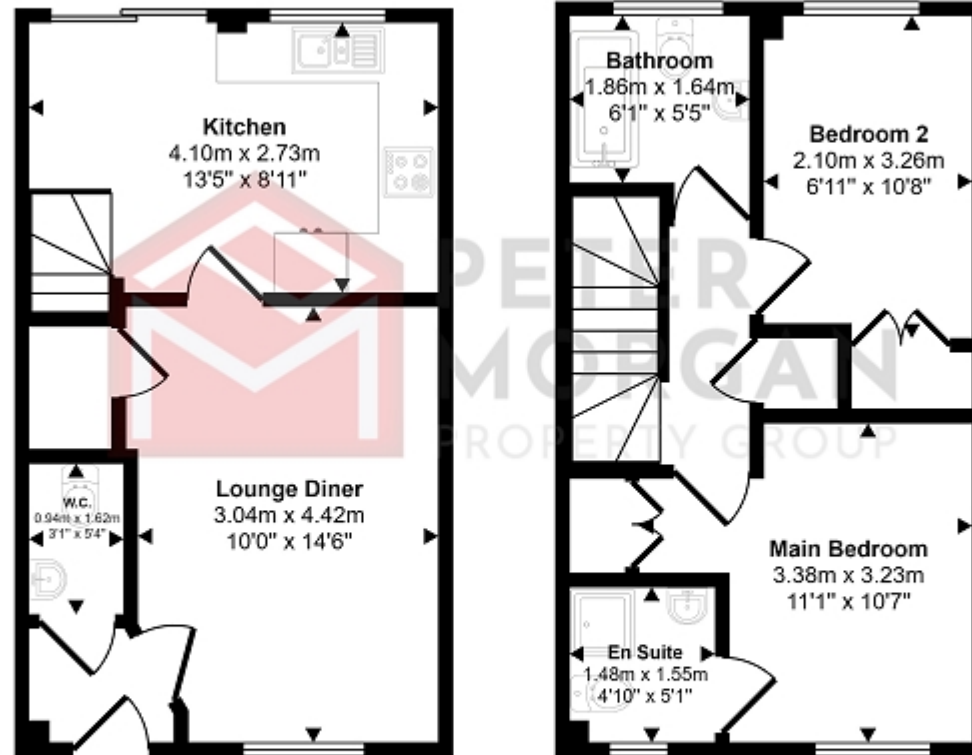
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
60 sq m / 649 sq ft




Ground Floor
Approx 30 sq m / 326 sq ft

First Floor
Approx 30 sq m / 323 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

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