

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



31 Alexandra Road, Pontycymer, Bridgend, Bridgend County. CF32 8HB



**£140,000**

## Main Features

- Modernised interiors and exteriors
- Landscaped flat South facing garden with views
- Open plan lounge / dining room
- Modern fitted kitchen and bathroom
- Glass balustrade and LED lighting
- Situated within 7 miles of the M4 at Junction 36
- Very popular location within the Village
- 3 bedrooms
- Convenient for shops, school, lake, cycle track & bus link
- Council Tax Band:A. EPC:D

## General Information

3 BEDROOM MID TERRACE WITH MODERNISED INTERIORS AND EXTERIORS WITH FULLY LANDSCAPED, SOUTH FACING FLAT GARDEN WITH VIEWS, OPEN PLAN LOUNGE/ DINING ROOM, BRAND NEW FULLY FITTED KITCHEN AND BATHROOM, GLASS BALUSTRADES, LED LIGHTING AND MORE!

Situated within 7 miles of the M4 at Junction 36 and in a very popular and convenient location. Close to school, leisure centre, supermarket, bus link, cycle track, lake and amenities. This home is ideally positioned for first time and family buyers.

Modernised accommodation comprising vestibule, open plan lounge/ dining room, fully fitted kitchen/ breakfast room with patio doors to garden, fitted bathroom, utility room, first floor landing and 3 bedrooms. This home benefits from uPVC double glazing, combi gas central heating.

## GROUND FLOOR

### Vestibule

uPVC double glazed door to front. Radiator. Laminate flooring. Plastered walls and ceiling. Boxed in electric meter. Veneered Oak door to

### Open Plan Lounge/ Dining Room

uPVC double glazed window to front. Open plan carpeted staircase with toughened glass inserts and handrail. Recessed and spot lit niche for wall mounted TV, inbuilt shelf with power points and recessed log effect, remote control electric fire. 2 radiators. Plastered walls and ceiling. Alcoves. Laminate flooring. Brushed steel electrical fitments. Under stairs recess. Veneered Oak door to

### Inner Hallway / Utility Room

Fully fitted brand new high gloss grey wall and base units. Marble effect worktops with up stands. Integral washing machine. Plastered walls and ceiling. Tiled floor. Brushed steel electrical fitments. Veneered Oak doors to bathroom and

### Kitchen/Breakfast Room

uPVC double glazed French doors to rear garden. Fully fitted brand new contemporary kitchen finished with high gloss grey doors with brushed steel handles and marble effect worktops with upstands. 1.5 bowl stainless steel sink unit with mixer tap. Integral electric oven, grill and 4 ring gas hob. Stainless steel chimney style extractor hood. Integral fridge freezer. Brushed steel electrical fitments. Kick board LED lighting. Tiled floor. Breakfast bar and 2 stools. Plastered walls and ceiling with inset LED spotlights.

### Family Bathroom

Contemporary and brand new fitted bathroom comprising uPVC double glazed window to rear. 3 piece bathroom suite in white comprising hand wash basin with monobloc tap set in vanity unit, close coupled WC with push button flush and panelled bath with mixer tap, hair wash spray and overhead Rainstorm mixer shower with glass screen. Tiled splash backs with mosaic detailing. Tiled floor. Heated towel rail. Extractor fan. Plastered walls and ceiling. Vanity mirror.

## FIRST FLOOR

## Landing

uPVC double glazed window to rear. Natural wood balustrade with toughened glass inserts. Radiator. Plastered walls and ceiling. Fitted carpet. Loft access. Veneered Oak doors to bedrooms.

## Bedroom 1

uPVC double glazed window to front. Radiator. Plastered walls and ceiling. Fitted carpet. Brushed steel electric fitments. Alcoves.

## Bedroom 2

uPVC double glazed window to rear. Plastered walls and ceiling. Fitted carpet. Veneered Oak door to airing cupboard housing wall mounted combi gas central heating boiler and slatted shelves. Radiator. Alcove. Brushed steel electrical fitments.

## Bedroom 3

uPVC double glazed window to front. Plastered walls and ceiling. Fitted carpet. Radiator. Brushed steel electrical fitments.

## EXTERIOR

### Rear Garden

Fully landscaped, low maintenance and tiered flat rear garden with South facing aspect. Far reaching Westerly views over hills, woodland and gardens. The garden is landscaped to include Indian flagstone paved patio with matching low rising steps to lawn, laid with artificial turf. Decorative stone laid areas. Decorative slate covered raised planting area. Wood decking. Wood perimeter fencing. Water tap.

## 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 gas, mains drainage

**Current council tax banding** A

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold







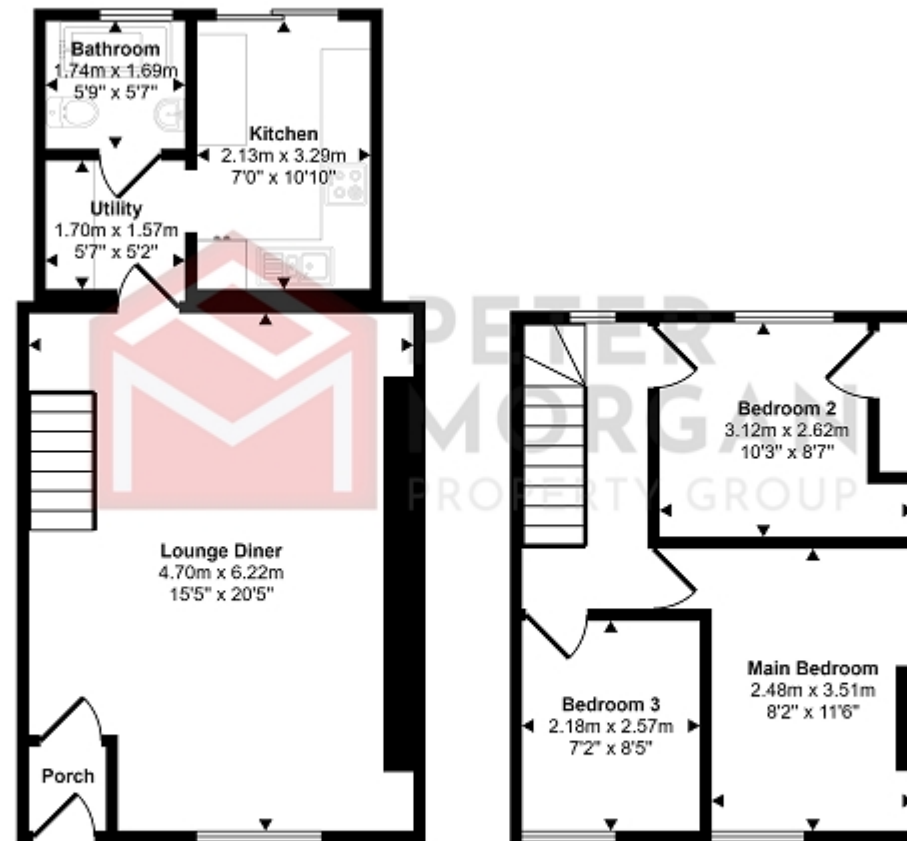








Approx Gross Internal Area  
74 sq m / 800 sq ft




Ground Floor  
Approx 44 sq m / 477 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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