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PROPERTY
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GOLD WINNER

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18 Clos Tyn Y Coed, Sarn, Bridgend, Bridgend County. CF32 9PQ



Offers In Region Of **£190,000**

Main Features

- Modernised 3 bedroom mid link home
- Woodland and river aspect from landscaped rear garden
- Open plan lounge
- Modern fitted kitchen
- Family bathroom and cloakroom
- Decking area and summer house
- Highly convenient for schools, leisure Centre, swimming pool, cycle track, supermarket and post office
- The M4 is within 1 mile junction 36. Park and ride rail link to Cardiff within 1/2 mile
- uPVC Double glazing and Combi gas central heating
- Council Tax Band C. EPC: C

General Information

MODERNISED FREEHOLD 3 BEDROOM MID LINK HOME WITH WOODLAND AND RIVER ASPECT FROM LANDSCAPED GARDEN WITH TOUGHENED GLASS RAILED DECKING AREA, INDOOR / OUTDOOR LIVING, GARDEN WITH SUMMER HOUSE, DOUBLE DRIVEWAY, MODERN KITCHEN AND BATHROOM.

Situated in an elevated position at the rear overlooking river/ woodland. Within 200m of open wilderness, ideal for walking/ pet owners. Highly convenient for schools, leisure Centre, swimming pool, cycle track, supermarket and post office. The M4 is within 1 mile junction 36. Park and ride rail link to Cardiff within 1/2 mile.

This home has accommodation comprising hallway, cloakroom, open plan lounge, kitchen / dining room with French doors to rear garden. First floor landing, bathroom and 3 bedrooms.

Open plan frontage with 2 car parking spaces within 10 meters. This home benefits from uPVC double glazing and combi gas central heating. Carpets, flooring and fitted blinds are to remain. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

Double glazed metal front door. Laminate flooring. Plastered walls and ceiling. Radiator. White colonial style panel doors to living room and..

Cloakroom

uPVC double glazed window to front with Venetian blind and mosaic tiled sill. Two piece suite in White comprising close coupled WC with pushbutton flush, pedestal hand wash basin with Mosaic and mirror tiled splash back. Radiator. Cushion flooring. Plastered walls and ceiling. Wall mounted electrical consumer unit.

Lounge

uPVC double glazed window to front with vertical blind. Open plan spindled and carpeted staircase to first floor. Two radiators. Plastered walls and ceiling. TV connection. Mains powered smoke alarm. White colonial style panel door to..

Kitchen / Dining Room

Open space providing indoor/outdoor living, connecting with rear decking and garden via uPVC double glazed French doors with vertical blinds. Double glazed window with vertical blinds. Contemporary fitted kitchen finished with White handleless doors. White and Grey fleck worktops. One and a half bowl composite sink unit with mixer tap. Tiled splash back. Integral oven, grill, hob and extractor hood. Spaces for under counter fridge and freezer. Integral dishwasher. Plumbed for washing machine. Grey wood grain effect laminate flooring. Radiator. Plastered walls and ceiling. Brushed steel electrical fitments. Under stairs store cupboard with shelving.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted carpet. Mains powered smoke alarm. Loft access. White colonial style panel doors to bedrooms and..

Bathroom

uPVC double glazed window to rear. Contemporary fitted three-piece bathroom suite finished in White comprising close coupled WC with pushbutton flush, hand wash basin with monobloc tap set in vanity unit and panelled bath with mixer tap. Tiled splash back. Wall mounted vanity mirror. Chrome heated towel rail. Tiled floor, matching splash back. Plastered walls and ceiling. Shaver point.

Bedroom 1

uPVC double glazed window to front with vertical blind. Radiator. Grey wood grain laminate flooring. Plastered walls and ceiling.

Bedroom 2

uPVC double glazed window overlooking garden with mature trees and river to rear. Vertical blind. Fitted carpet. Plastered walls and ceiling. Radiator.

Bedroom 3

uPVC double glazed window to front with vertical blind. Laminate flooring. Radiator. Plastered walls and ceiling. Airing cupboard with radiator and slatted shelving

EXTERIOR

Front Garden

Open plan with planting bed. Galvanised steel handrail. External refuse storage boxes. Within 10m of the property is a double driveway with parking for two cars.

Rear Garden

The rear garden is Westerly facing (afternoon sunshine) and backs onto mature trees and river.

Landscaped rear garden with elevated wood decking with toughened glass balustrade. Water tap. Steps with handrails to lower tier which is laid with Cotswold Stone. Wood fencing. Under decking storage area.

Wood Frame Summer House

Double doors and window to garden. Apex roof.

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 option 1 option 1 or email us at bridgend@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

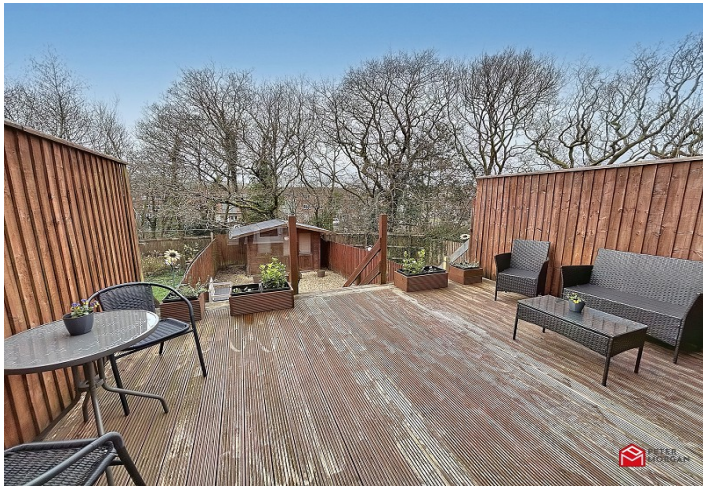
Current council tax banding C

Current heating type Combi

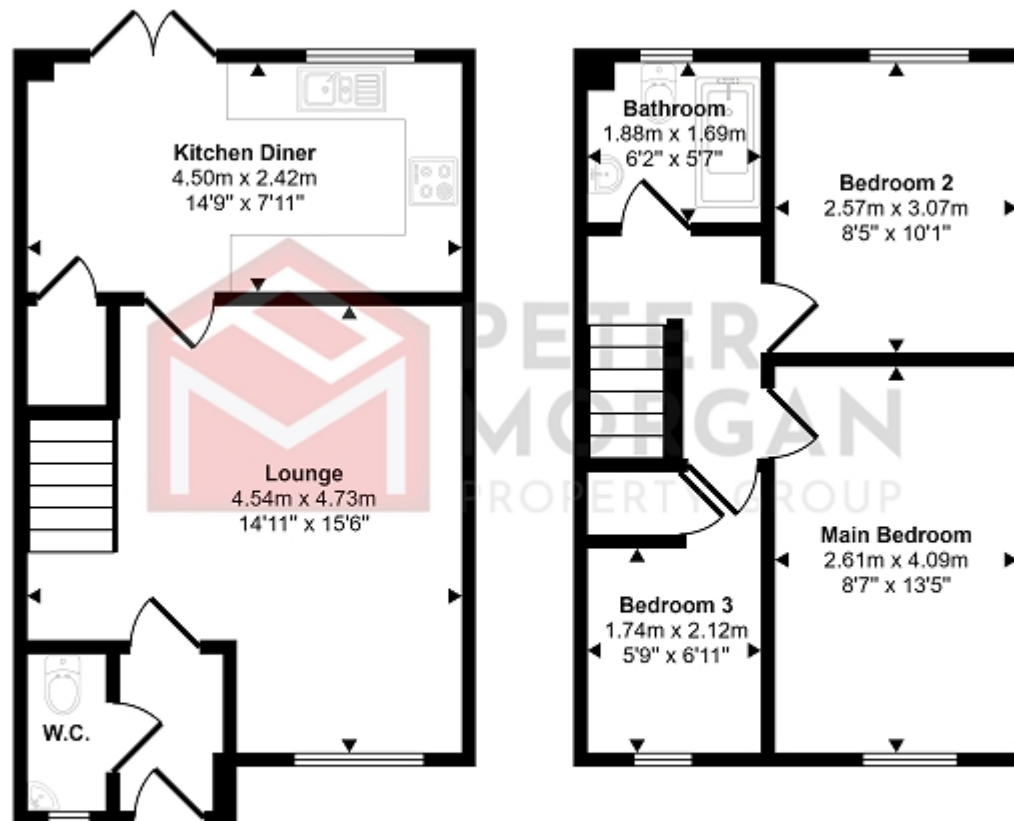
Tenure Freehold







Approx Gross Internal Area
68 sq m / 729 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 33 sq m / 357 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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