

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



32 Pen Onnen, Brackla, Bridgend, Bridgend County. CF31 2LF



PETER MORGAN

£165,000 Offers Invited

Main Features

- Three bedroom mid link home
- Cul de sac location with open green space to the rear
- Kitchen/ dining room
- Lounge
- Front and rear gardens
- Driveway parking
- Approximately 1 mile from shopping triangle, convenient for bus links, local schools and shops
- Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: C

General Information

THREE BEDROOM MID LINK HOME SITUATED IN A CUL DE SAC LOCATION WITH COMMUNAL OPEN GREEN SPACE TO REAR.

Situated in an elevated and central position on the Brackla Development. Approximately 1 mile from shopping triangle, convenient for bus links, local schools and shops. Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36.

This home has accommodation comprising ground floor entrance hallway, boiler room, inner hallway, kitchen/dining room, lounge, first floor landing, bathroom and three bedrooms. Externally there is an open plan garden front with driveway parking for one car and rear garden with gate access to communal green area

This home benefits from uPVC double glazing, Combi gas central heating and no ongoing chain. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. Storage cupboard. Part glazed door to inner hallway. Doorway to..

Boiler Room

uPVC double glazed window to front. Wall mounted combi gas central heating boiler.

Inner Hallway

Open plan carpeted staircase to first floor. Cushion flooring. Under stairs recess. Radiator. Two built-in storage cupboards. Mirror. White colonial style panelled doors to lounge and..

Kitchen / Dining Room

uPVC double glazed window to front. Fitted kitchen comprising a range of wall mounted and base units finished with Beech effect doors and brushed steel handles. Stainless steel sink unit with mixer tap. Tiled splashbacks. Integral oven, grill, hob,fridge freezer and dishwasher. Plumbed for washing machine. Tiled floor. Extractor fan.

Lounge

uPVC double glazed window and door to rear garden. Radiator. Fitted carpet. TV connection. Telephone point.

FIRST FLOOR

Landing

Loft access. Smoke alarm. Fitted carpet. Built-in wardrobe. Built-in storage cupboard Ranch style balustrade. White colonial style panelled doors to bedrooms and..

Bathroom

2 uPVC double glazed windows to front. Close coupled WC, pedestal hand wash basin and bath with overhead mixer shower. Laminate tiled floor. Heated towel rail. Tiled walls.

Bedroom 1

uPVC double glazed window to rear. Radiator. Carpet. Coving.

Bedroom 2

uPVC double glazed window to front. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator. Carpet. Coving.

EXTERIOR

Front Garden

Laid to lawn. Concrete driveway for one car. Paved pathway to front door. Water tap. Exterior electric meter box and fibre optic Virgin Media connection box.

Rear Garden

Laid with paved patio. Wood fence. Perimeter gate access to rear leading to communal green space.

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

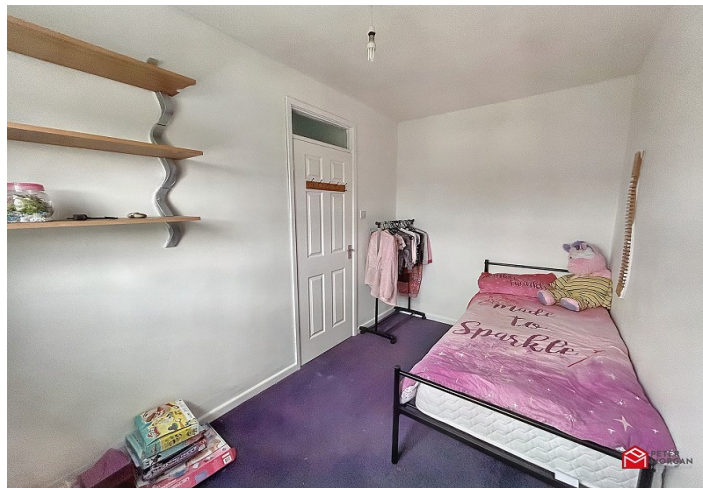
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

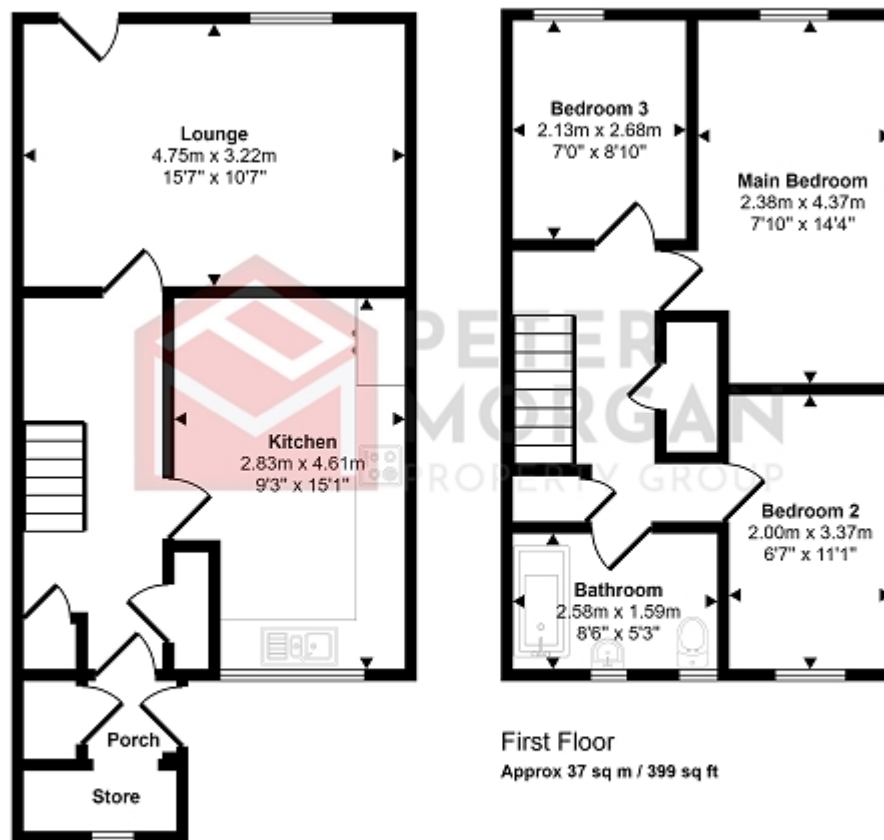
Tenure Freehold








Approx Gross Internal Area
79 sq m / 848 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 37 sq m / 399 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+) A		
(81-91) B		87
(69-80) C	75	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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