

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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'Llonydd', Heol Llwynffynon, Llangeinor, Bridgend, Bridgend County. CF32 8PR



£450,000

Main Features

- Large 3 double bedroom detached bungalow
- Far reaching views over countryside and hills
- Private gated community of 3 homes
- Set in approximately 1/3 of an acre of garden
- Lounge and conservatory
- Kitchen/ dining room
- Highly convenient for Village amenities, school, shop, public house and cycle track
- The M4 is within only 4 miles and Bryngarw Park is within approximately 2 miles
- Combi gas central heating and uPVC double glazing
- Council Tax Band: E. EPC: D

General Information

'LLONYDD' (STILL) IS A FAIR DESCRIPTION OF THE SETTING THAT THIS LARGE 3 BEDROOM DETACHED TRADITIONALLY BUILT BUNGALOW OCCUPIES. BOASTING FAR REACHING VIEWS OVER COUNTRYSIDE, HILLS AND SURROUNDING AREA FROM ITS 1/3 OF AN ACRE (APPROXIMATE) SIZE GARDENS.

Situated away from traffic in a privately gated community of 3 detached homes. Highly convenient for Village amenities, school, shop, public house and cycle track. The M4 is within only 4 miles and Bryngarw Park is within approximately 2 miles.

This home has spacious accommodation comprising hallway, lounge with views, kitchen/ dining room, Victorian style conservatory, utility room, family bathroom and 3 spacious double bedrooms, bedroom 1 having ensuite double shower room. Externally there are lawned gardens with sun terraces to front, pitched roof garage with electric door and driveway parking for numerous vehicles. The property benefits from combi gas central heating, uPVC double glazing and vacant possession.

Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed main entrance door to front. Double doors to cloaks cupboard. Plastered walls and ceiling. Coving. Attic entrance. Radiator. Laminate flooring.

Lounge

uPVC double glazed French doors with matching side panels and fitted vertical blinds, providing access to front sun terrace and having far reaching open views over countryside and hills to front. Stone feature wall with recessed fireplace and stone hearth. Living flame coal effect gas fire. Wooden mantle. Wall lighting. Radiator. TV, telephone and Internet connection points. Laminate flooring. Plastered walls and ceiling. Coving. Ceiling lights.

Kitchen / Dining Room

Double aspect room with views over grazing fields, hills, countryside and local area from uPVC double glazed windows with fitted vertical blinds to rear and side. uPVC double glazed patio doors with fitted vertical blinds to conservatory. Fitted kitchen finished with Oak doors, brushed steel handles, granite effect worktops and tiled splashbacks. 1.5 bowl, stainless steel sink unit with mixer tap. Integral oven eye level grill. Neff oven, eye level grill, ceramic electric hob, extractor hood and fridge. Tiled floor. Radiator. Plastered walls and ceiling.

Utility Room

uPVC double glazed window and door to rear garden. Tiled floor. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Plastered walls and ceiling. Coving.

Conservatory

uPVC double glazed windows and French doors to rear garden with views over garden and grazing fields. Polycarbonate roof. Brick built conservatory with brick base walls. Tile floor. Ceiling fan light.

Family Bathroom

uPVC double glazed window to rear. Fitted bathroom suite in white comprising close coupled WC with enclosed cistern and push button flush, hand wash basin with monobloc tap set in vanity and storage units. Panelled bath with mixer tap. Tiled walls. Tiled floor. Chrome heated towel rail. Plastered ceiling with inset spotlights. Vanity mirror.

Bedroom 1

uPVC double glazed window to rear overlooking garden and grazing field. Fitted wardrobes. Radiator. Laminate flooring. Plastered walls and ceiling.

En-Suite Double Shower Room

uPVC double glazed window to rear. Roller blind. Fitted three-piece suite comprising close coupled WC, hand wash basin with mixer tap set in vanity unit and double shower cubicle with electric shower. Tiled walls. Plastered ceiling. Tiled floor. Heated towel rail. Vanity mirror.

Bedroom 2

uPVC double glazed window with far reaching views over countryside, woodland and hills to front. Radiator. Laminate flooring. Plastered walls and ceiling. Coving. Fitted wardrobes.

Bedroom 3

uPVC double glazed window with far reaching views over countryside, woodland and hills to front. Radiator. Laminate flooring. Plastered walls and ceiling. Coving.

EXTERIOR

The property stands in approximately 1/3 of an acre of gardens with far reaching views of countryside, woodland and hills to the front and rear. Accessible via shared galvanised steel gates and positioned on a central plot within a private development of three properties.

Frontage

Two sets of galvanised steel vehicular and pedestrian gates over shared driveway to front. Private driveway parking leading to paved pathway and patio/ sun terrace with railings to front door. Gated side entrance and..

Attached Garage

Block built with pitched and tiled roof. Electronic remote control roller vehicle door to front. uPVC double glazed window and door to side. uPVC double glazed window to rear. Electric light. Electrical consumer unit. Power point. Wall mounted Combi gas central heating boiler. Conversion potential (subject to planning permission being obtained).

Front Garden

Laid to lawn and sweeping to side garden. Elevated paved patio / sun terrace with far reaching views. Access to lounge via French doors and main entrance door from arched outer porch.

Left Hand Side Garden

Laid to lawn and provides open access to the rear garden. Feather edge wood fencing and gate.

Right Hand Side Garden

Concrete pathway. Laid to lawn. External meter box. Pedestrian access to garage. Open access to..

Rear Garden

The rear garden backs onto countryside and has far reaching views of countryside, grazing field and hills.

Laid to lawns, paved patio and planting beds. A variety of ornamental shrubs and trees. Ranch style fencing at rear allowing an interrupted view of countryside.

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 E

Current heating type Combi

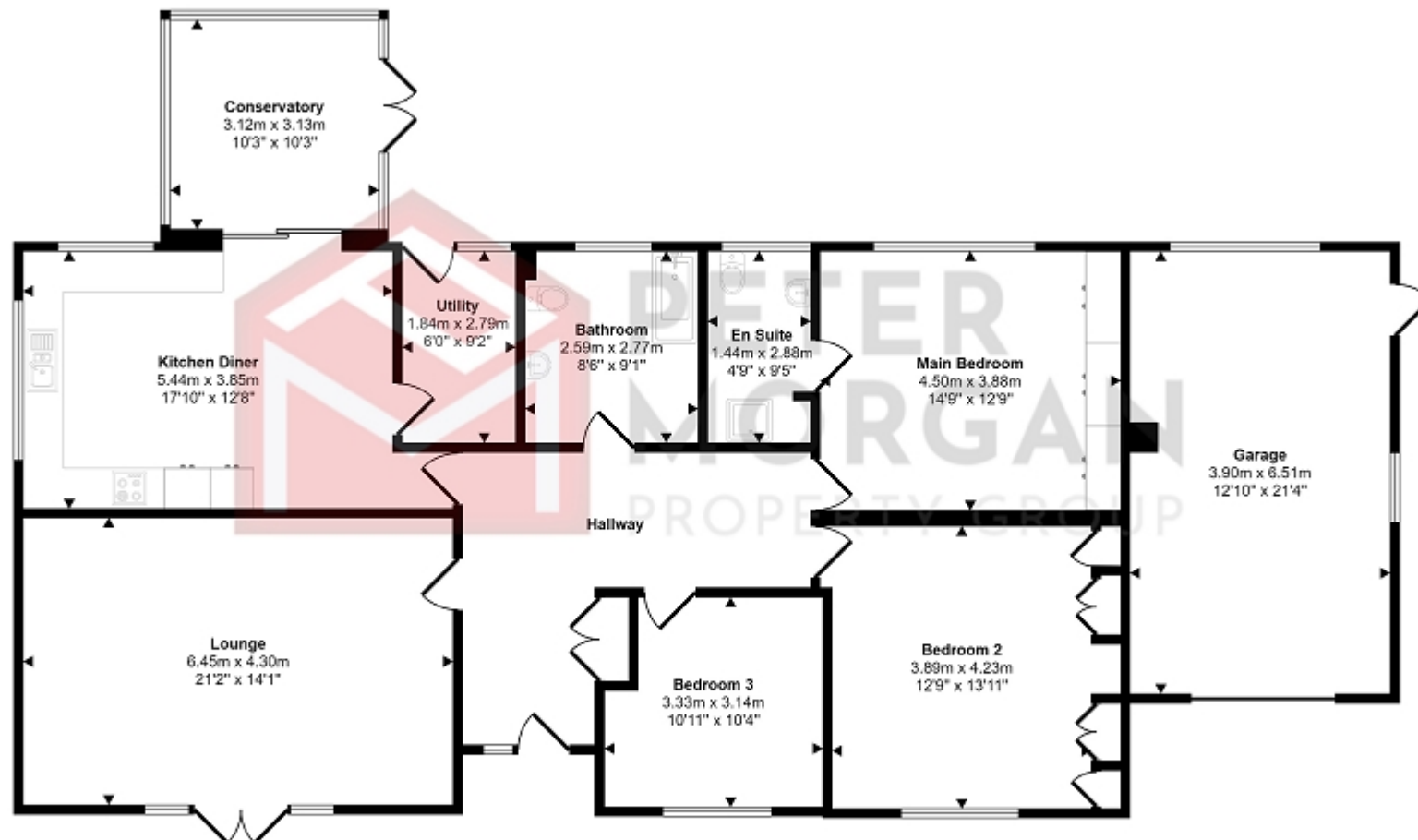
Tenure Freehold







Approx Gross Internal Area
171 sq m / 1844 sq ft



Floorplan

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		
(69-80) C		80
(55-68) D	59	
(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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