

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



9 Castle View, Bridgend, Bridgend County. CF31 1HL



£230,000 Offers Invited

Main Features

- Semi detached traditional bungalow
- 3 double bedrooms
- 'L' shaped lounge/ dining room
- Popular cul de sac location
- Single garage and driveway for approximately 4 cars
- Front and rear gardens
- Conveniently located for Bridgend Town Centre, Princess Of Wales
- Hospital, public transport and public house / restaurant
- The M4 is within approximately 1.5 miles at Junction 36 Sarn services along with major retail and leisure outlets
- uPVC double glazing and gas central heating
- Council Tax Band: EPC: E

General Information

TRADITIONAL 3 DOUBLE BEDROOM SEMI DETACHED BUNGALOW WITH FLAT ENTRANCE, 4 CAR DRIVEWAY AND GARAGE. LOCATED IN A POPULAR CUL DE SAC WITH VACANT POSSESSION.

Situated in a popular area of traditional bungalows, conveniently located for Bridgend Town Centre, Princess Of Wales Hospital, public transport and public house / restaurant. The M4 is within approximately 1.5 miles at Junction 36 Sarn services along with major retail and leisure outlets.

This home has spacious accommodation comprising vestibule, hallway, L shape lounge/dining room, kitchen/ breakfast room, inner hallway, three double bedrooms and family bathroom.

The property has front and larger than average rear gardens. 4 car driveway and garage. The property benefits from aluminium double glazing and gas central heating.

Please visit our new and improved website for more information.

GROUND FLOOR

Vestibule

Aluminium double glazed front door. Glazed internal door to..

Hallway

Boxed in electric meter. Fitted carpet. Shoe cupboard. Coat rail. Glazed doors to living area and..

Kitchen/Breakfast Room

Aluminium double glazed door and window to side. Composite sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Tiled splashback. Breakfast bar. Radiator. Part tiled walls. Airing cupboard housing hot water tank. Central heating timer controls. Glazed door to inner hallway.

Lounge/Dining Room

2 aluminium double glazed windows to front. Vertical blinds. Living flame coal effect gas fire set in tiled fireplace. Radiator. Fitted carpet (parquet, wood block flooring beneath/condition not verified). Glazed door to..

Inner Hallway

Loft entrance. Radiator. Fitted carpet.

Bathroom

Aluminium double glazed window to side. Vernon Tutbury floral three-piece bathroom suite comprising close coupled WC, pedestal hand wash basin and panelled bath with overhead electric shower. Tiled walls. Cushion flooring. Radiator.

Bedroom 1

Aluminium double glazed patio doors to rear garden. Vertical blind. Fitted carpet. Radiator.

Bedroom 2

Aluminium double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3

Aluminium double glazed window to side. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Laid with paved patio and planting beds. Brick perimeter wall. Galvanised steel double gates providing vehicle access to driveway and parking for up to 4 cars (approximately). Water tap. External gas meter box.

Single Garage

Up and over vehicular door to front. Pedestrian door and window to rear garden.

Rear Garden

Laid with paved patio areas and planting beds. Awning over patio doors to bedroom. Wooden summer house.

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 D

Current heating type Gas

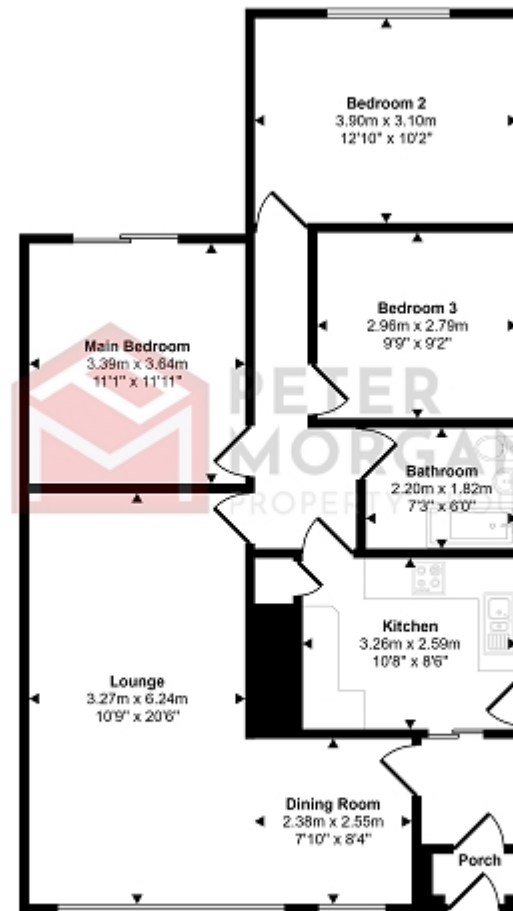
Tenure Freehold








Approx Gross Internal Area
88 sq m / 944 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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