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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



19 Highland Place, Bridgend, Bridgend County. CF31 1LS



**£165,000**

## Main Features

- Late Victorian stone fronted terraced home
- 2 double bedrooms
- Open green aspect to rear
- Lounge/ dining room and sitting room
- Newly fitted kitchen
- Newly fitted bathroom
- Within 0.25 miles of Bridgend Town Centre, convenient for schools, public transport and the Princess Of Wales hospital
- The M4 at Junction 36 is within only 2 miles
- Vacant possession
- Council Tax Band:B. EPC: C

## General Information

REFURBISHED 2 DOUBLE BEDROOM, LATE VICTORIAN STONE FRONTED TERRACED HOME WITH OPEN GREEN FIELD AND PLAY AREA TO THE REAR.

Situated within 0.25 miles of Bridgend Town Centre, convenient for schools, public transport and the Princess Of Wales hospital. The M4 at Junction 36 is within only 2 miles.

This home has accommodation comprising hallway, sitting room, lounge/ dining room, newly fitted kitchen, newly fitted bathroom, first floor two double bedrooms. There is a garden to rear with real lane access.

This home benefits from uPVC double glazing, combi gas central heating and newly fitted flooring throughout. Offered for sale with vacant possession.

## GROUND FLOOR

## Hallway

uPVC double glazed front door.. Wall mounted electric meter and consumer unit. Floor level alcove. Tiled floor. Part glazed colonial white door to lounge. Colonial style panelled white door to..

## Sitting Room

uPVC double glazed window to front. Radiator. Fireplace with alcoves. Laminate flooring.

## Lounge/Dining Room

uPVC double glazed window to rear. Open plan, newly fitted carpeted staircase to 1st floor. Laminate flooring. Understairs recess. Alcove. Internet connection point. Radiator. Part glazed door to..

## Kitchen

uPVC double glazed window and door to side. Newly fitted kitchen finished with anthracite moulded doors with gold effect handles. Wood effect worktops with upstands. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Cushion flooring. LED strip light. White colonial style panelled door to..

## Bathroom

uPVC double glazed windows to side and rear. Newly fitted three-piece bathroom suite in white comprising hand wash basin with monobloc tap set in vanity unit with anthracite grey doors and chrome handles. Close coupled WC with push button flush and panelled bath with mixer tap and overhead. shower. Tiled surround. Glass screen. Chrome heated towel rail. Cushion flooring Water meter and mains water stop tap.

## FIRST FLOOR

## Landing

Newly fitted grey carpet. Mains powered smoke alarm. Colonial style white panelled doors to bedrooms.

## Bedroom 1

2 uPVC double glazed windows with venetian blinds to front. Recessed fireplace. Newly fitted grey carpet. Radiator.

## Bedroom 2

uPVC double glazed window overlooking communal green space and playing area to rear. Airing cupboard housing combi gas central heating boiler. Built in store cupboard with loft entrance. Radiator. Newly fitted grey carpet. Carbon monoxide detector.

## EXTERIOR

### Rear Garden

Rear garden laid with decking. Stone built walls. Gate access to rear lane.

## 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** B

**Current heating type** Combi

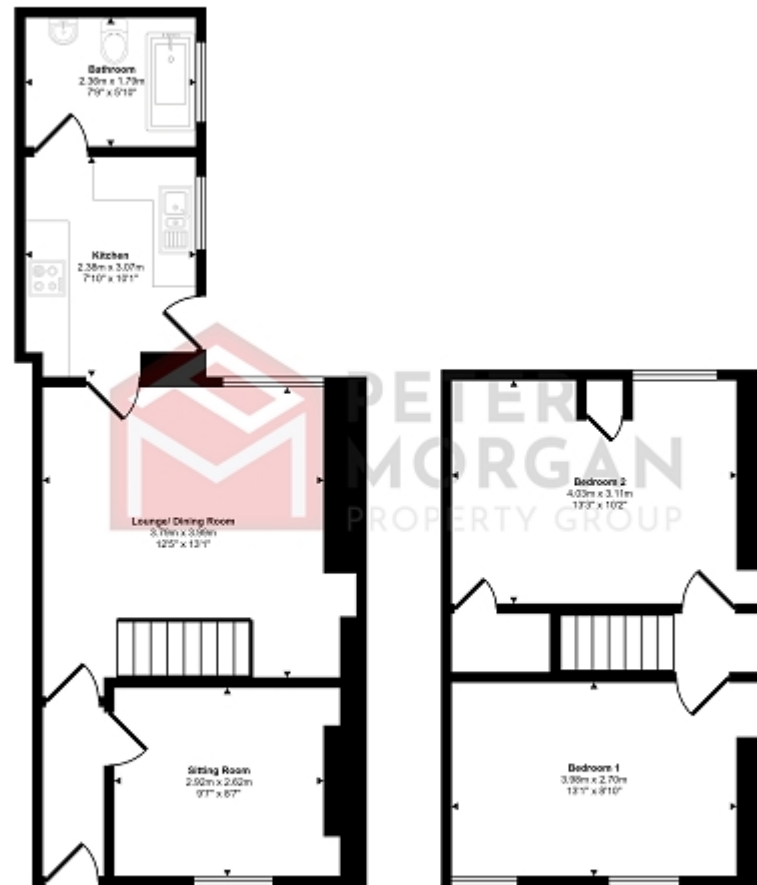
**Tenure** Freehold








Approx Gross Internal Area  
72 sq m / 776 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft

First Floor  
Approx 30 sq m / 326 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>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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