

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



109 King Edward Street, Blaengarw, Bridgend, Bridgend County. CF32 8NG

**£149,950**

## Main Features

- Four bedroom semi detached home
- Far reaching views to front
- Open plan lounge/ dining room
- Fitted kitchen
- Utility Area and cloakroom
- Front and rear gardens
- Convenient for local shops, lakes, cycle and Calon Lan Park
- Approximately 8 miles from the M4 at Junction 36
- Combi gas central heating and uPVC double glazing
- Council Tax Band: B. EPC: C

## General Information

Peter Morgan Property Group are pleased to market this four bedroom semi detached home in Blaengarw.

Situated in a popular location within the Garw Valley. Convenient for local shops, lakes, cycle and Calon Lan Park. Approximately 8 miles from the M4 at Junction 36 with bus link nearby.

This property comprises ground floor open plan lounge/ dining room, fitted kitchen, utility area and cloakroom. First floor landing, family bathroom and four bedrooms.

This is a must view - Far reaching views to the front.

## GROUND FLOOR

### Lounge/Dining Room

uPVC double glazed window to front offering far reaching views. Fitted carpet. Radiator. Space for dining table and chairs.

### Kitchen

uPVC double glazed window. Fitted kitchen with a range of wall mounted and base units offering contrasting worktops. Integrated electric oven and hob. Stainless steel sink with drainer. Wood effect flooring. Spot lights to ceiling.

### Cloakroom

W.C with wash hand basin. Tiled splashback. Spotlight.

## FIRST FLOOR

### Landing

Split level landing with balustrade and spindles. Fitted carpet. Radiator.

### Family Bathroom

Velux window. Three piece suite comprising W.C, wash hand basin and bath with overhead shower and wall mounted glass shower screen. Tile effect flooring.

### Bedroom One

uPVC double glazed bay window to front offering far reaching views. Fitted carpet. Radiator

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

uPVC double glazed window to front offering far reaching view. Fitted carpet. Radiator.

## EXTERIOR

### **Front Garden**

Steps leading to front door. Far reaching views.

### **Rear Courtyard**

Steps leading to hardstand.

### **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 [bcg@petermorgan.net](mailto:bcg@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**

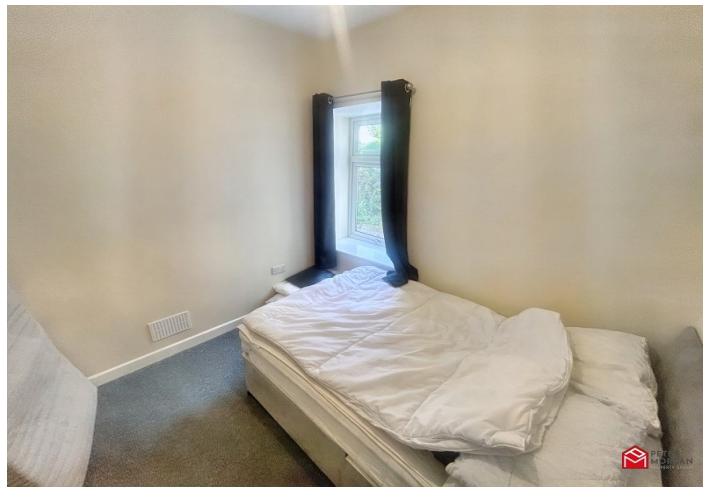
Mains electricity, mains water, mains gas, mains drainage (services not tested)

**Current council tax banding** B

**Current heating type** Combi

**Tenure** Freehold

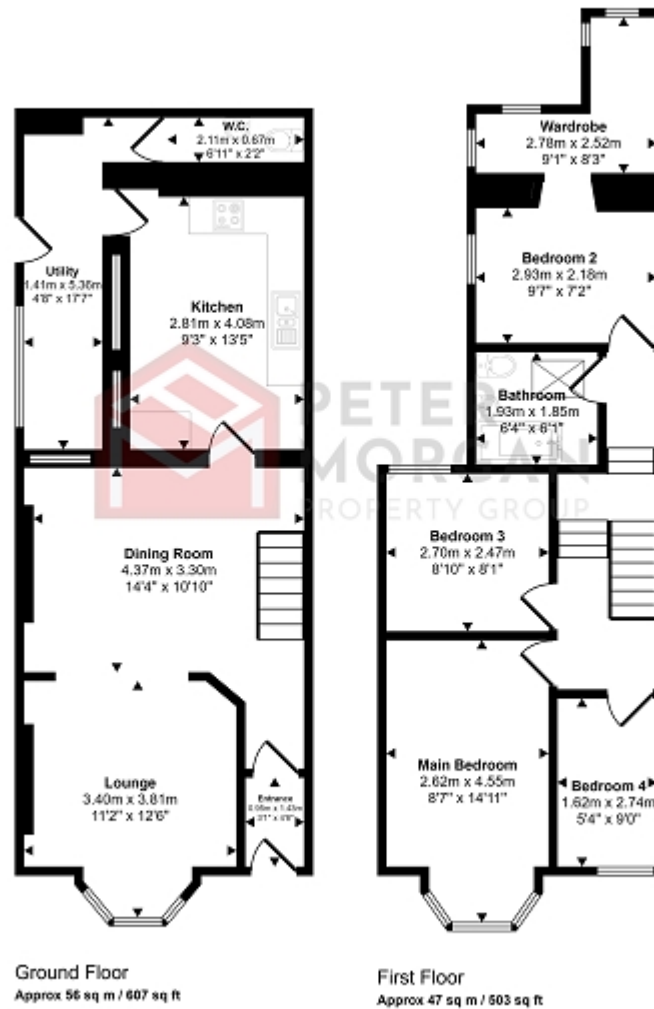









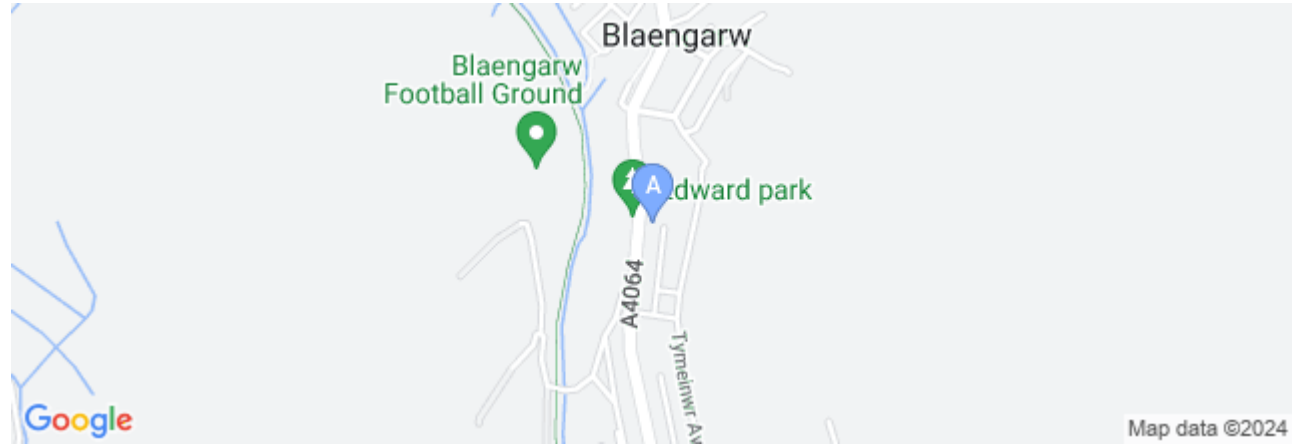
Approx Gross Internal Area  
103 sq m / 1110 sq ft



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>		83
(69-80) <b>C</b>	73	
(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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# PETER MORGAN

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