

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Park Place, Sarn, Bridgend, Bridgend County. CF32 9UA



£155,000

Main Features

- Extended traditional semi detached bay fronted home
- This home requires some modernisation and has potential
- Open plan lounge/dining room
- Kitchen/breakfast room
- 2 double bedrooms & small 3rd bedroom
- Situated in a cul de sac location
- Externally there is off road parking to front
- Driveway to side & rear garden
- Offered for sale with vacant possession
- Council Tax Band: C. EPC:D

General Information

EXTENDED TRADITIONAL SEMI DETACHED BAY FRONTED HOME WITH 3-4 CAR DRIVEWAY, FAMILY SIZE GARDEN, MUCH POTENTIAL & VACANT POSSESSION.

Situated in a cul de sac location to the rear of Heol Canola. A convenient location for schools, leisure centre, swimming pool, supermarket and village amenities. Approximately 1 mile from the M4 at Junction 36 along with major retail & leisure outlets at the M4 at McArthur Glen designer village, rail/park & ride link, cycle tracks & 2 miles from Bryngarw Country Park.

This home requires some modernisation and has potential. The accommodation comprises hallway, open plan lounge/dining room, kitchen/breakfast room. First floor landing, bathroom, 3 bedrooms, 2 double and small 3rd suitable as a study, nursery or compact bedroom.

Externally there is off road parking to front. Driveway to side & rear garden.

The property is heated by Combi gas central heating and has uPVC double glazing. Offered for sale with Vacant possession.

GROUND FLOOR

Hallway

uPVC double glazed door and window to front. Carpeted and spindled staircase to first floor. Radiator. Wall mounted electrical consumer unit. Under stairs store cupboard with uPVC double glazed window. White colonial style panelled door leading to..

Lounge/Dining Room

uPVC double glazed bay window to front. Three radiators. Feature fireplace. Fitted carpet. Coving. Smoke alarm. Telephone and Internet connection points. TV connection point. White colonial style panelled door leading to..

Kitchen/Breakfast Room

uPVC double window and door to rear garden. A range of wall mounted and base units. Stainless steel sink unit with monobloc tap. Gas cooker. Breakfast bar. Radiator. Wall mounted Combi gas central heating wireless timer and thermostat controls. Smart meter. Carbon monoxide detector. Smoke alarm.

FIRST FLOOR

Landing

uPVC double glazed window to side. Balustrade and spindles. Coving. Fitted carpet. White colonial style panelled doors to bedrooms and..

Bathroom

uPVC double glazed windows to side and rear. WC and wash hand basin. Vanity unit. Panel bath with overhead electric shower. Chrome heated towel rail. Cushion flooring. Extractor fan. Coving.

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted carpet. Coving.

Bedroom 2

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

Bedroom 3 / Study

Small compact bedroom suitable as a nursery or study. uPVC double glazed window to front. Fitted carpet. Radiator. Coving. Shelving.

EXTERIOR

Front

Driveway parking to front and side for 3/4 cars. External gas and electric meter boxes. Fence and gate access to rear garden.

Rear Garden

Laid with paved patio and lawn. Storage outbuilding.

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 option 1 option 1 or email us at bridgend@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 C

Current heating type Combi

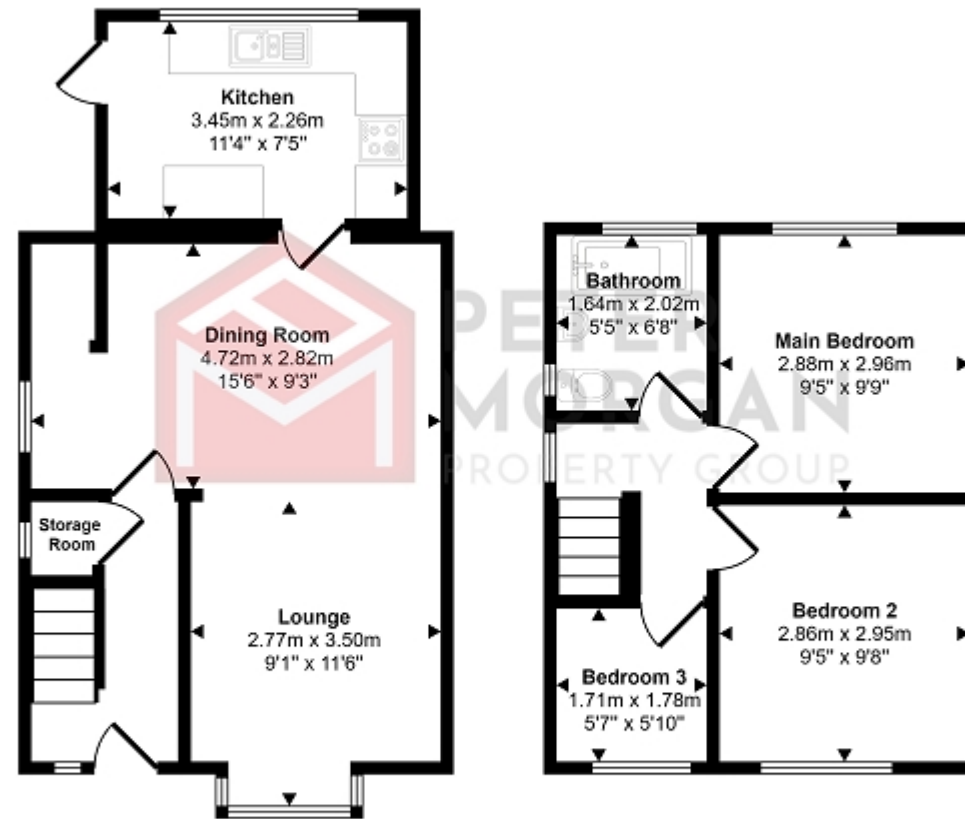
Tenure Freehold








Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 28 sq m / 306 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		85
(69-80) C		
(55-68) D	56	
(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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