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SALES
GOLD WINNER

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44 Hazel Mead, Brynmenyn, Bridgend, Bridgend County. CF32 9AQ



£340,000

Main Features

- Immaculately presented family home
- 3 bedrooms
- Open plan indoor/ outdoor living
- Inner corner plot, no passing traffic
- Woodland aspect to rear
- Family bathroom and cloakroom
- Approximately 1 mile from schools, leisure centre, swimming pool and park and ride rail link
- Approximately 2.5 Miles from the M4 at Junction 36 and major shopping outlets at the McArthur Glen Designer Outlet
- Combi gas central heating and uPVC double glazing
- Council Tax Band: D. EPC: C

General Information

IMMACULATELY PRESENTED, THREE BEDROOM DETACHED FAMILY HOME OCCUPYING AN INNER CORNER PLOT, BACKING ONTO COUNTRYSIDE AND WOODLAND. BOASTING SYMPATHETICALLY MODERNISED ACCOMMODATION WITH OPEN PLAN INDOOR/ OUTDOOR LIVING AND BENEFITTING FROM A DETACHED GARAGE/ WORKSHOP.

Situated in a corner of a cul-de-sac location with no passing traffic within a popular residential location within the village of Brynmenyn.

Conveniently positioned for local cycle track & Bryngarw country Park. Approximately 1 mile from schools, leisure centre, swimming pool and park and ride rail link. Approximately 2.5 Miles from the M4 at Junction 36 and major shopping outlets at the McArthur Glen Designer Outlet.

This home has been modernised by the present owner and now has accommodation comprising ground floor hallway fitted cloakroom, fully open plan living dining fully fitted kitchen/breakfast room with quartz worktops and appliances. First floor landing, fitted family bathroom and three bedrooms. Externally, there is an open plan front garden, three car driveway garage/ workshop and larger than average rear garden with woodland aspect.

This home benefits from uPVC double glazing, Combi gas central heating, blinds and luxury vinyl tiled flooring. Please visit our new and improved website for more

information.

GROUND FLOOR

Hallway

Composite double glazed front door with uPVC double glazed side panels. Carpeted staircase with Oak handrail and toughened glass inserts. Luxury vinyl tiled grey woodgrain Herringbone flooring. Radiator. Wall mounted digital central heating thermostat. Polished chrome electrical fitments. Understairs recess. Wall mounted electrical consumer unit. Part glazed Oak door to living room. Panelled door to..

Cloakroom

uPVC double glazed window to side. Fitted Venetian blind. Radiator. Fitted two-piece suite in white comprising close WC with pushbutton flush and hand wash basin set in vanity unit with monobloc waterfall tap. Motion sensor illuminated mirror. Grey woodgrain luxury vinyl tiled herringbone style flooring. Polished chrome electrical fitment.

Open Plan Kitchen/ Living/ Dining Room

Fully open plan ground floor living with matching luxury vinyl tiled flooring throughout. This space provides modern indoor/ outdoor living connecting living accommodation with rear garden as follows..

Lounge/ Dining Area

uPVC double glazed window with vertical blind to front. uPVC double glazed French doors with vertical blinds to rear garden. Radiator. Grey woodgrain luxury vinyl tile herringbone style flooring. Electric fire set within marble fireplace. Plastered walls and ceiling. Coving. Wired for wall mounted television. Telephone and Internet connection points. Polished chrome fitments.

Kitchen/ Breakfast Area

uPVC double glazed window to rear. Venetian blind. Fully fitted contemporary kitchen comprising a variety of wall mounted and base units with breakfast bar finished with high gloss grey handleless doors. Quartz motion sensor illuminated worktops and splashbacks. One and a half bowl sink unit with extendable mixer tap. Integral Bosch oven and grill, Neff microwave, five ring induction hob, extractor hood, fridge freezer, dishwasher and wine cooler. Plumbed for washing machine. Grey woodgrain luxury vinyl herringbone style flooring. Plastered walls and ceiling. Inset ceiling spotlights. Polished chrome electrical fittings.

FIRST FLOOR

Landing

uPVC double glazed window to side. Venetian blind. Fitted grey carpet. Balustrade with toughened glass inserts. Oak doors to all rooms. Loft entrance. Smoke alarm. Polished chrome electrical fittings.

Family Bathroom

uPVC double glazed window to rear. Fitted contemporary three piece bathroom suite finished in white, comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with monobloc tap set in vanity unit. Inset loo paper holder. Shower bath with waterfall mixer tap overhead shower and folding glass screen. Fully tiled walls with mosaic detailing. Porcelain tiled floor. Chrome heated towel rail. Remote control mood lighting to ceiling light.

Bedroom 1

uPVC double glazed window to front. Vertical blind Radiator. Fitted grey carpet. Fitted wardrobes with dressing table and bridge storage. Chrome electrical fittings.

Bedroom 2

uPVC double glazed window to rear having views over countryside and woodland. Radiator. Fitted wardrobes. Fitted grey carpet. Chrome electrical fittings.

Bedroom 3

Currently used as a study and dressing room. uPVC double glazed window to front. Fitted vertical blind. Radiator. Fitted grey carpet. Fitted wall unit and computer desk. Chrome electrical fittings.

EXTERIOR

The property occupies an inner corner plot with no passing traffic and larger than average gardens backing onto countryside and woodland.

Front Garden

Open plan garden laid to lawn. Pedestrian gate access to rear garden. Courtesy light to front door. Three car driveway leading to..

Garage / Work Shop

Block built pentagonal shaped garage with apex roof. Window overlooking rear garden. Door to side pathway. Remote control electronic up and over folding door. Internal RSJ steel beam (ideal for mechanics). Electric light and power points.

Rear Garden

Larger than average 'wrap around' rear garden laid with lawn. Non slip tiled patio from kitchen/dining room. Non-slip tiled sun terrace with double power point. Security flood lighting. Water tap. External gas meter box. Wood fencing and rendered walls..

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 Combi

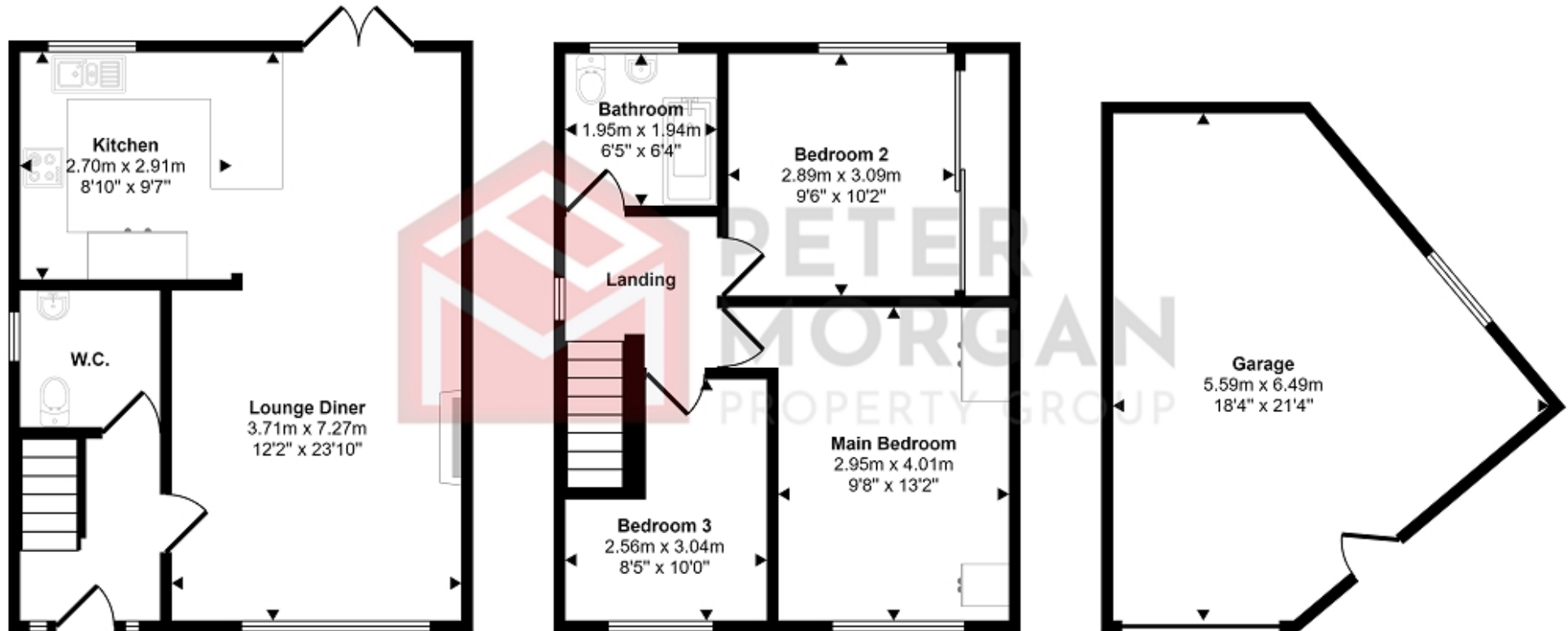
Tenure Freehold







Approx Gross Internal Area
108 sq m / 1166 sq ft

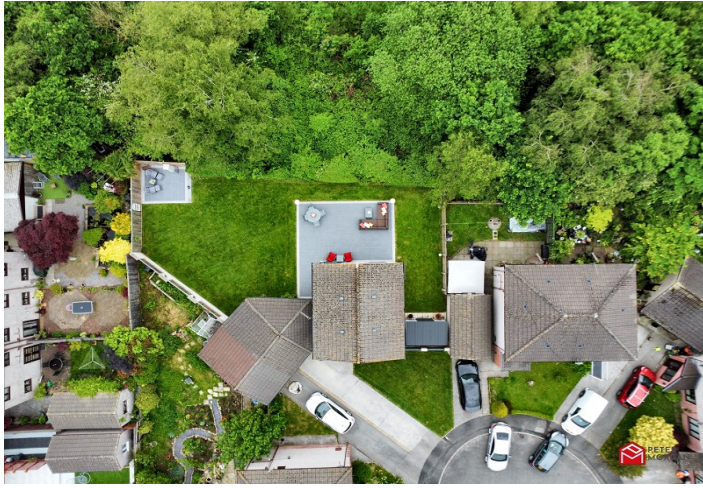



Ground Floor
Approx 41 sq m / 442 sq ft

First Floor
Approx 41 sq m / 445 sq ft

Garage
Approx 26 sq m / 279 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		87
(69-80) C	69	
(55-68) D		
(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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