

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 Red Roofs Close, Pencoed, Bridgend, Bridgend County. CF35 6PH



£275,000

Main Features

- Four bedroom semi detached dormer bungalow
- Detached garage
- Landscaped front and rear gardens
- Lounge and dining room
- Ground floor bathroom and first floor shower room
- Approximately 2 miles to the M4 at Junction 35
- Off Road Parking
- uPVC double glazing and combi gas central heating
- FREEHOLD
- Council Tax Band: C. EPC: D

General Information

Peter Morgan Property Group are please to bring to market this well presented four bedroom dormer bungalow conveniently positioned in Pencoed.

Internally this property offers ground floor accommodation comprising lounge, diner, kitchen, bedroom and bathroom. First floor offers an additional three bedrooms and a shower room.

Externally this property offers landscaped front and rear gardens with mature shrubs and flowers. Off road parking and a detached garage.

GROUND FLOOR

Lounge

uPVC double glazed window to front. Wood effect flooring. Fire place with surround.

Kitchen

uPVC double glazed window to rear. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Stainless steel sink unit with drainer. Integrated gas hob with electric oven. Wall mounted extractor fan. Plumbing for washing machine. Space for tumble dryer. Boiler. Spotlights to ceiling.

Bathroom

uPVC double glazed frosted window. Electric shower over bath. W.C. Wash hand basin with vanity base unit. Tile flooring. Radiator.

Dining Room

uPVC double glazed window to front. Wood effect flooring. Radiator. Space for dining table and chairs. Stairs leading to first floor.

Bedroom 1

UPVC double glazed window to rear. Wood effect flooring. Radiator.

FIRST FLOOR

Shower Room

uPVC double glazed window. Shower cubicle. W.C. Wash hand basin with vanity base unit.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Radiator

Bedroom 3

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

Bedroom 4

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

Front

Path leading to front door. Area of lawn with a range of mature shrubs. Cobble area with decorative stones.

Rear Garden

Area of lawn with a range of mature shrubs and flowers. Access to garage. Additional garden offering access to shed.

Detached Garage

Off road parking leading to the detached garage. Up and over vehicular door. Additional windows.

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 drainage, mains gas (Services not tested)

Current council tax banding C

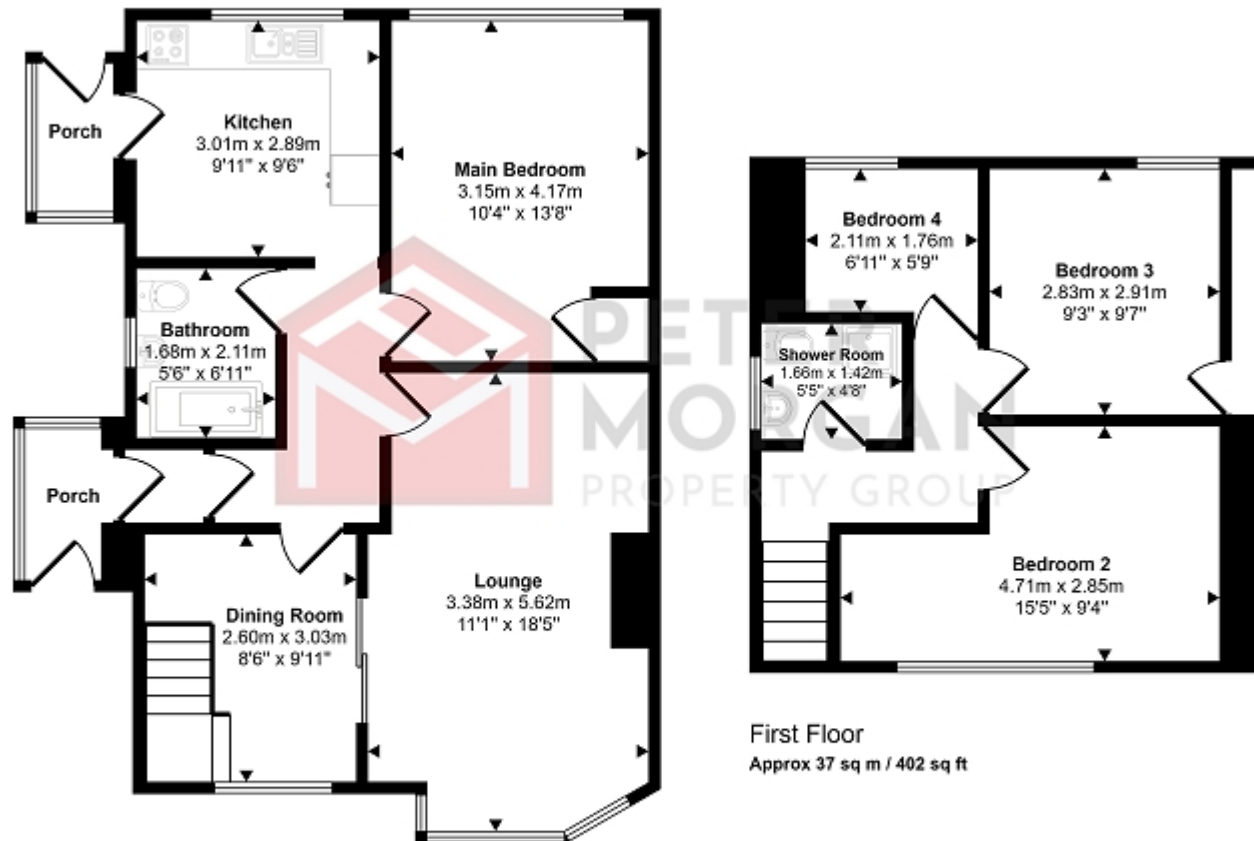
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 64 sq m / 694 sq ft

First Floor
Approx 37 sq m / 402 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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