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PETER MORGAN

Ryleston, 59 Brynteg Avenue, Bridgend, Bridgend County. CF31 3EL

£400,000

Main Features

- 1920's detached home with potential. Requiring modernisation
- Situated on a corner plot. Desirable location on the South side of Bridgend
- 2 double aspect reception rooms
- 3 double bedrooms
- convenient for Newbridge Playing Fields, Leisure Centre, Oldcastle and Brynteg Schools
- The Heritage Coastline is within 4 miles at Ogmore By Sea. 16 miles to Cardiff International Airport
- 1/2 mile from the A48 and 3 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- For sale with vacant possession
- Council Tax Band: F. EPC:E

General Information

1920'S DETACHED HOME WITH POTENTIAL AND REQUIRING MODERNISATION. SITUATED ON A CORNER PLOT IN A DESIRABLE LOCATION ON THE SOUTH SIDE OF BRIDGEND.

The property is located on the corner of Brynteg Avenue and Heol Gam. Situated in a desirable location, convenient for Newbridge Playing Fields, Leisure Centre, Oldcastle and Brynteg Schools. Approximately 1/2 mile from Bridgend Town centre. The Heritage Coastline is within 4 miles at Ogmore By Sea. 16 miles to Cardiff International Airport. 1/2 mile from the A48 and 3 miles from the M4 at Junction 36.

This home has accommodation comprising hallway with gallery landing, 2 double aspect reception rooms, kitchen/ breakfast room, utility room, conservatory and cloakroom. First floor landing, family bathroom and 3 double bedrooms (2 having double aspect). Externally there are gardens to front, side and rear, driveway and garage.

This home benefits from uPVC double glazing and combi gas central heating. Offered for sale with vacant possession.

GROUND FLOOR

Hallway

uPVC double glazed window and main entrance door to front. Carpeted staircase with handrail to 1st floor. Understairs recess. Original doors to reception rooms and kitchen.

Lounge

Double aspect room with uPVC double glazed bay window to front and uPVC double glazed window to side. Recessed fireplace with raised hearth. Ornate mantel with matching display shelf. Herringbone wood block flooring. Radiator.

Sitting / Dining Room

Triple aspect room with uPVC double glazed windows to front and sides with pelmets. Marble fireplace with gas fire (not tested). Herringbone wood block flooring. Picture rails. Coving. Ceiling rose.

Kitchen/Breakfast Room

uPVC double glazed window to side. uPVC double glazed window and door to conservatory. Tiled floor. Fitted wall and base units. Cooking range. Extractor hood. One and a half bowl stainless steel sink unit with extendable tap. Wood effect illuminated worktops. Ceiling spotlights. Radiator. Coving.

Utility Room

uPVC double glazed window to side. Wall mounted gas and electric meters. Radiator. Plumbed for washing machine.

Conservatory

uPVC double glazed windows to front, side and rear. French doors to side garden. Glazed glass roof. Radiator. Wall light. Power points.

Cloakroom

White colonial style panelled door to conservatory. Close coupled WC with push button flush in white. Ceiling light. Laminate floor.

FIRST FLOOR

Landing

Split level with balustrade and handrails. uPVC double glazed window to front. Wooden floorboards. Airing cupboard housing combi gas central heating boiler. Loft access. Original doors to bedrooms and bathroom.

Family Bathroom

2 uPVC double glazed windows to rear. Close coupled WC with enclosed cistern, hand wash basin set in vanity unit and shower bath with overhead mixer shower and waterfall tap. Cushion flooring. Radiator. PVC clad walls. Ceiling spotlights.

Bedroom 1

Double aspect room with uPVC double glazed bay window to front and uPVC double glazed window to side. Wardrobes. Built-in closet. Wooden floorboards. Picture rails. Radiator.

Bedroom 2

Double aspect room with uPVC double glazed windows to front and side. Wardrobes. Wooden floorboards. Radiator. Picture rails.

Bedroom 3

uPVC double glazed window to side. Radiator. Picture rails. Wooden floorboards.

EXTERIOR

The property occupies an outer corner plot fronting Brynteg Avenue and siding on to Heol Gam. The property is considered to have space externally suitable for extending (subject to the relevant planning permission and building regulation conditions being obtained by the new owner).

Front Garden

Gated pedestrian pathway leading to front door. Laid to lawn. Planting beds, ornamental trees and shrubs. Gates leading to driveway with parking for numerous vehicles.

Detached Garage

Brick built garage with corrugated asbestos apex roof. Roller vehicle door. Internal pedestrian door and two windows to garden. Electricity.

East Side Garden

Aluminium framed greenhouse. Pond. Block outbuilding.

West Side Garden

Laid to lawn. Block built boundary wall. Two conifer trees. Concrete pathways.

Rear Garden

Southerly facing. Laid to lawn and crazy paved patio.

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 F

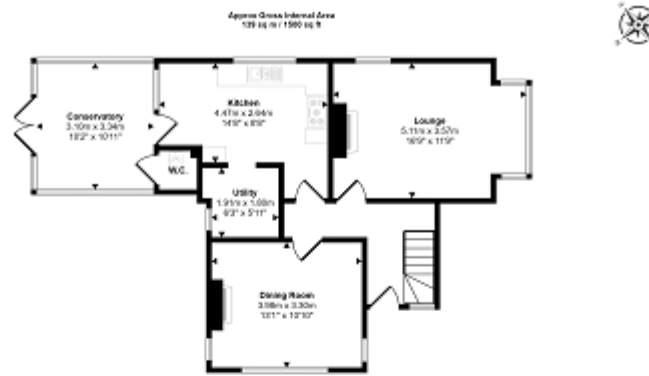
Current heating type Combi

Tenure Freehold

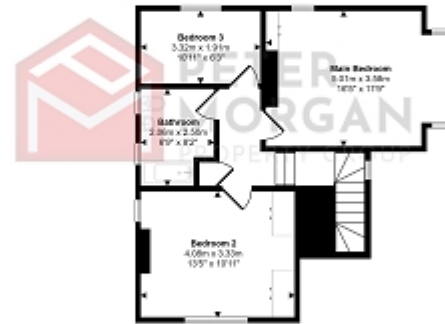




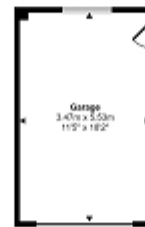




Ground Floor
Approx 87 sq m / 928 sq ft




First Floor
Approx 32 sq m / 343 sq ft



Garage
Approx 19 sq m / 204 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 misstatement. Items of items such as bathroom suites are representations only and may not look like the real thing. Please visit Made Simple 2011.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(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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