

THE GUILD
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



2 Ambleside Brynheulog, Brynmenyn, Bridgend, Bridgend County. CF32 9HP



£270,000

Main Features

- 4 bedroom dormer bungalow
- Versatile accommodation
- Kitchen and utility area
- Lounge/ dining room
- Driveway and garage
- Private garden
- Convenient for schools, leisure centre, swimming pool, country park, cycle track, rail & bus links
- Approximately 3 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

General Information

PRIVATE GARDEN. VERSATILE LAYOUT, DRIVEWAY & GARAGE are some of the benefits of this semi detached 4 bedroom dormer bungalow.

Convenient for schools, leisure centre, swimming pool, country park, cycle track, rail & bus links and the M4 @ Jct 36 Sarn services.

This home has family size accommodation that also suits those looking to live on the ground floor. The accommodation comprises porch, fitted kitchen with cooking range, utility/laundry room, bathroom, lounge/dining room, and 2 bedrooms, bedroom 1 with French doors to garden. First floor landing, storage and 2 bedrooms.

The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Porch

Entrance via a composite uPVC door and uPVC window to side. Newly fitted porcelain tiled floor. Skimmed walls & ceilings. Central ceiling light fitting. Doorway into kitchen.

Kitchen

uPVC double glazed windows to front and side. Tiled floors. Skimmed walls & ceilings. Coving. Central lighting with ceiling spot lighting. Radiator. A range of fitted base and wall units with granite effect worktops and tiled splashback. Dual fuel double Rangemaster and hood. Integrated fridge freezer and dishwasher. Sink and drainer unit with mixer tap. Doorways to lounge and inner hallway.

Lounge/Dining Room

uPVC window to front. Laminate flooring. Skimmed walls and ceilings. Coving. Radiator. Central light fitting. Open fireplace with tiled hearth. Arch entrance to additional dining room with French doors leading to utility room.

Inner Hallway

Tile effect laminate flooring. Skimmed walls and ceilings with central lighting. Staircase to first floor.

Bathroom

Obscured glazed uPVC window. Tiled floor. Tiled & skimmed walls and ceiling, 3 piece white suite comprising bath with shower over and glass shower screen, Combination Vanity Basin and Toilet. Matt black chrome towel heater.

Bedroom 3

Obscured glazed window. Newly fitted carpet. Skimmed walls. Radiator.

Utility Room

uPVC door to rear garden. Tile effect laminate flooring. Clad walls and polycarbonate ceiling with side lighting. Radiator. Base units with worktop with plumbing.

Bedroom 1

French doors leading to rear garden. Laminate flooring. Skimmed walls and ceilings. Central light fittings. Radiator.

FIRST FLOOR

Landing

Newly fitted carpet. Doors to..

Bedroom 2

uPVC window to front. Newly fitted carpet. Skimmed walls and ceilings with central light fittings. Radiator. Eaves storage.

Bedroom 4

uPVC window to front. Newly fitted carpet. Skimmed walls and ceilings with central light fittings. Radiator. Eaves storage.

Storage/ Potential Bathroom

Skimmed walls. Ceiling light fitting. Extractor fan.

EXTERIOR

Front Garden

Shared access leading to driveway parking and access to rear of property.

Garage

Side door and main up and over door via lane access. Gate giving rear access.

Rear Garden

Entrance via main bedroom or utility room on to decked areas. Decorative stone section.

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

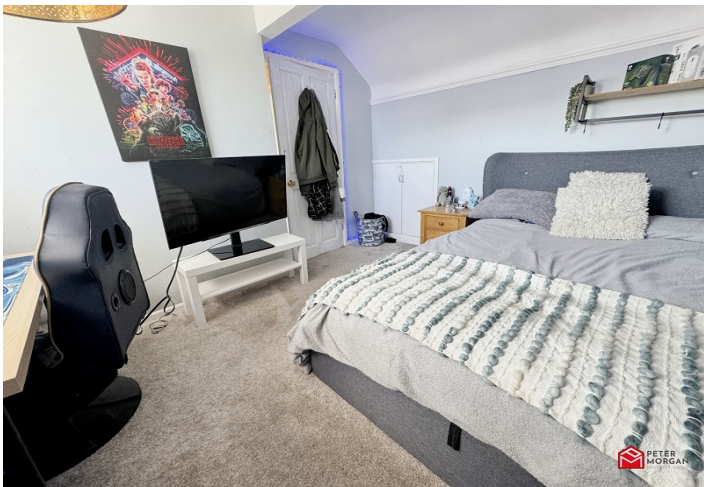
Current council tax banding C

Current heating type Combi

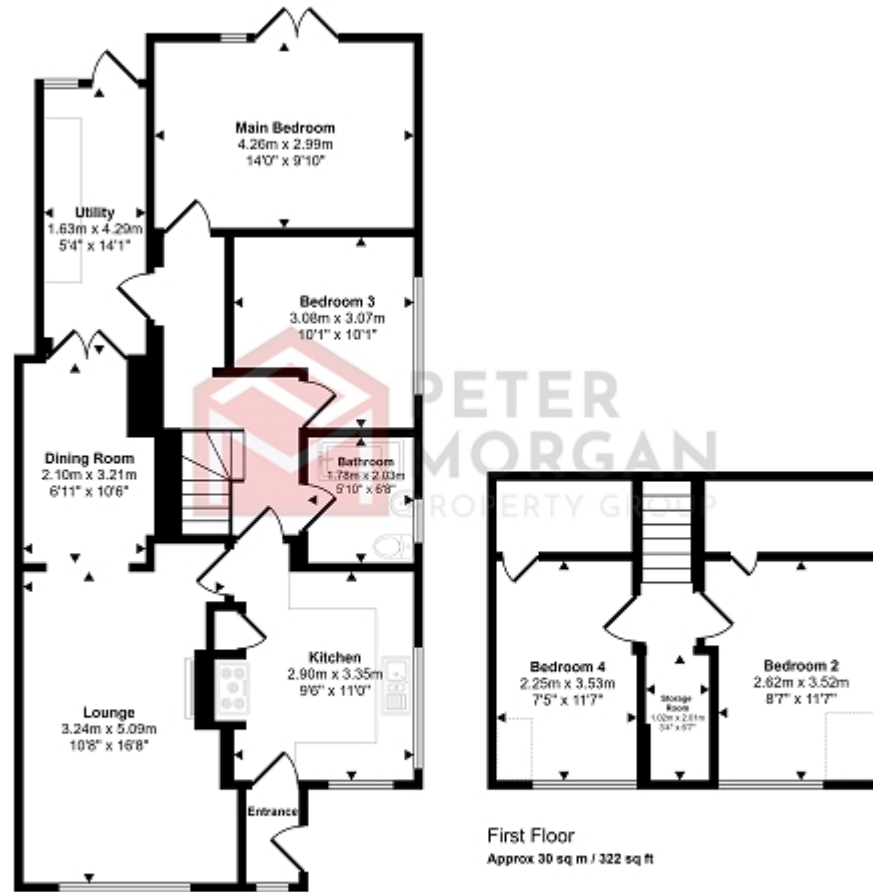
Tenure Freehold







Approx Gross Internal Area
110 sq m / 1188 sq ft




Ground Floor
Approx 80 sq m / 866 sq ft

□ Denotes head height below 1.5m

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		83
(69-80) C		
(55-68) D	65	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

