

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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22 Dan-yr-heol, Pantyrawel, Bridgend, Bridgend County. CF32 7HY



£110,000

Main Features

- 3 bedroom mid terrace house
- Semi rural location within 1 mile of Blackmill
- Exceptional Countryside / woodland views overlooking the Celtic trail cycle track
- Convenient for cycle track, post office, shop and bus link
- Approximately 6 miles to the M4 at Junction 36
- First floor bathroom
- Lounge, dining and study
- Vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: C

General Information

Situated in a semi rural location within 1 mile of Blackmill Village centre. Convenient for cycle track, post office, shop, bus link & countryside. Approximately 6 miles from the M4 at Junction 36. Along with major retail outlets & rail link to Cardiff.

The accommodation comprises ground floor hallway, storeroom (potential study or 4th bedroom), kitchen, dining room and lounge. First floor landing 3 piece bathroom and 3 bedrooms.

Externally there is a forecourt front garden. The rear of the property comprises again of views and a low maintenance patio paved garden.

This home benefits from gas central heating, uPVC double glazing and has recently been redecorated throughout.

GROUND FLOOR

Hallway

Entrance via uPVC double glazed door and window to side. 1/2 turn staircase to first floor. Cushioned flooring. Doorways leading off to multiple rooms.

Kitchen

uPVC double glazed window and door leading to rear garden. A range of fitted wall mounted and base units with surface over. Stainless steel sink and drainer unit with mixer tap. Space for freestanding cooker. Plumbed for washing machine and dishwasher.

Dining Room

uPVC full height window. Cushion flooring. Wall mounted Combi boiler. Radiator.

Study

Potential study or laundry room or ground floor bedroom. uPVC double glazed window to front. Radiator. Cushioned flooring. Wall mounted electric consumer unit.

Lounge

uPVC double glazed full length window. Decorative fireplace with marble hearth and wood surround. Radiator. Coving. Fitted carpet.

FIRST FLOOR

Landing

Cupboard housing slatted shelves and storage. Loft entrance. Carpet flooring. Ranch style balustrade.

Bathroom

uPVC obscured glazed window to rear. Fitted 3 piece suite in white comprising low level w.c, pedestal handwash basin with mixer tap and panelled bath with wall mounted shower over. Tiled splashback. Cushioned flooring.

Bedroom 1

2 uPVC double glazed windows to rear with open aspect views. Radiator. Alcoves. Fitted carpet.

Bedroom 2

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

Bedroom 3

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

EXTERIOR

Front Garden

Steps leading to forecourt style front garden laid with concrete patio and bin storage area. External gas and electric meter boxes.

Rear Garden

South facing rear garden. Laid with paved patio. Block built boundary wall. Water tap.

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

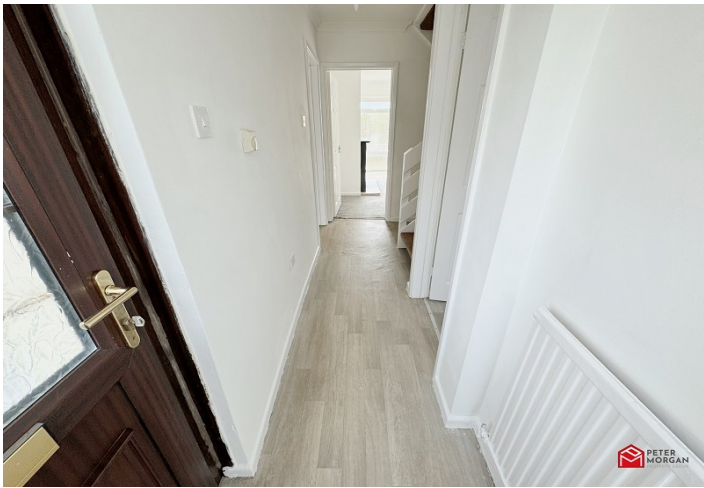
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Combi

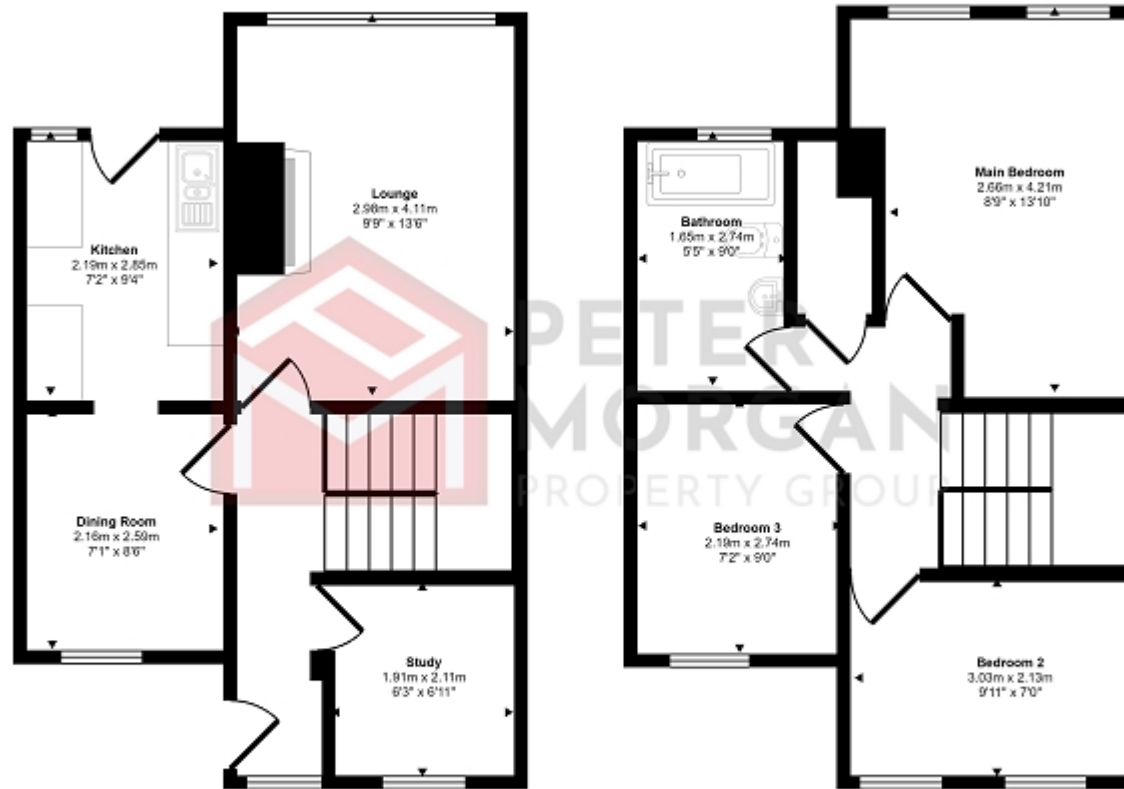
Tenure Freehold







Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 36 sq m / 393 sq ft

First Floor
Approx 37 sq m / 400 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		86
(69-80) C	73	
(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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