

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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57 Highfields, Brackla, Bridgend, Bridgend County. CF31 2PB



**£230,000**



## Main Features

- Modernised and well presented 3 bedroom semi detached home
- Landscaped garden with woodland aspect
- Newly fitted kitchen/ dining room
- Lounge
- Situated in a popular cul de sac within 2/4 mile from schools and Brackla shopping precinct
- Dr's surgery, post office, supermarket, pub/ restaurant and takeaway restaurants
- Approximately 1.5 miles from Bridgend Town centre and 3 miles from the M4 at Jct 36
- Vacant possession
- Combi gas central heating and uPVC double glazing
- Council Tax Band : C. EPC: C

## General Information

MODERNISED AND WELL PRESENTED 3 BEDROOM SEMI, BOASTING LANDSCAPED GARDENS WITH WOODLAND ASPECT, NEWLY FITTED KITCHEN / DINING ROOM WITH FRENCH DOORS TO GARDEN AND VACANT POSSESSION

Situated in a popular cul de sac within 2/4 mile from schools and Brackla shopping precinct along with Dr's surgery, post office, supermarket, pub/ restaurant and takeaway restaurants. Easy access to woodland walks at the rear of the property,

Approximately 1.5 miles from Bridgend Town centre and 3 miles from the M4 at Jct 36

This home has accommodation comprising hallway, lounge with bay window, open plan fitted kitchen/ dining room, first floor bathroom and three bedrooms. Gardens to front and rear with driveway parking for two cars. This home benefits from uPVC double glazing gas central heating. Move straight in condition with vacant possession.

## GROUND FLOOR

### Hallway

uPVC double glazed front door. Tiled floor. Radiator. Grey carpeted staircase with handrail to 1st floor. Plastered walls. Coving. Polished chrome electrical fitment. White colonial style panelled door.

### Lounge

uPVC double glazed bay window with vertical blind to front. Log effect electric fire with surround. Fitted grey carpet. Radiator. TV connection. Polished chrome electrical fitments. Wall mounted Combi gas central heating thermostat. LED ceiling light. White colonial style panelled door to..

### Kitchen / Dining Room

uPVC double glazed door to side. uPVC double glazed window and French doors to rear garden. Roller blind. Newly fitted modern kitchen finished with grey woodgrain doors and brushed steel handles. Integral brand new oven, grill, hob and washing machine. Chimney style extractor hood. Stainless steel sink unit with mixer tap. Brick style tiled splashback. Polished chrome electrical fitments. Radiator. Tiled floor. Plastered walls and ceiling with inset ceiling spotlights. White colonial style panelled door to under stairs door cupboard housing electrical consumer unit and gas meter.

## FIRST FLOOR

### Landing

uPVC double glazed window to side. Roller blind. Ranch style balustrade. Fitted grey carpet. Plastered walls. Coved ceiling. Loft entrance. Polished chrome electrical fitment. Airing cupboard housing Combi gas central heating boiler. Carbon monoxide detector. Slatted shelf.

## Family Bathroom

uPVC double glazed window to side. Roller blind. Fitted three piece bathroom suite in white comprising close coupled WC with push button flush, pedestal hand wash basin with monobloc tap, panelled bath with mixer tap and overhead electric shower with glass screen. Tiled splashback. Grey woodgrain cushioned flooring. Chrome heated towel rail. Extractor fan. Plastered walls and ceiling. Coving.

## Bedroom 1

uPVC double glazed window to front with horizon views of the Vale of Glamorgan. Vertical blind. Fitted grey carpet. Plastered walls. Coving. Radiator. Polished chrome electrical fittings.

## Bedroom 2

uPVC double glazed window overlooking rear garden and woodland. Vertical blind. Fitted grey carpet. Plastered walls. Radiator. Chrome electrical fittings.

## Bedroom 3

uPVC double glazed window to front with horizon views of the Vale of Glamorgan. Vertical blind. Fitted grey carpet. Plastered walls. Coving. Radiator. Chrome electrical fittings.

## EXTERIOR

### Front Garden

Laid to lawn. Paved pathway and outer porch to front door. Concrete driveway to side for two cars approximately. External electric meter box. Dividing brick built wall with wood fence insert and gate leading to..

### Rear Garden

The rear garden backs onto a woodland and is laid to 2 lawns. Paved patio. Pathways. Wood perimeter fencing. A variety of trees and shrubs. 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](mailto: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





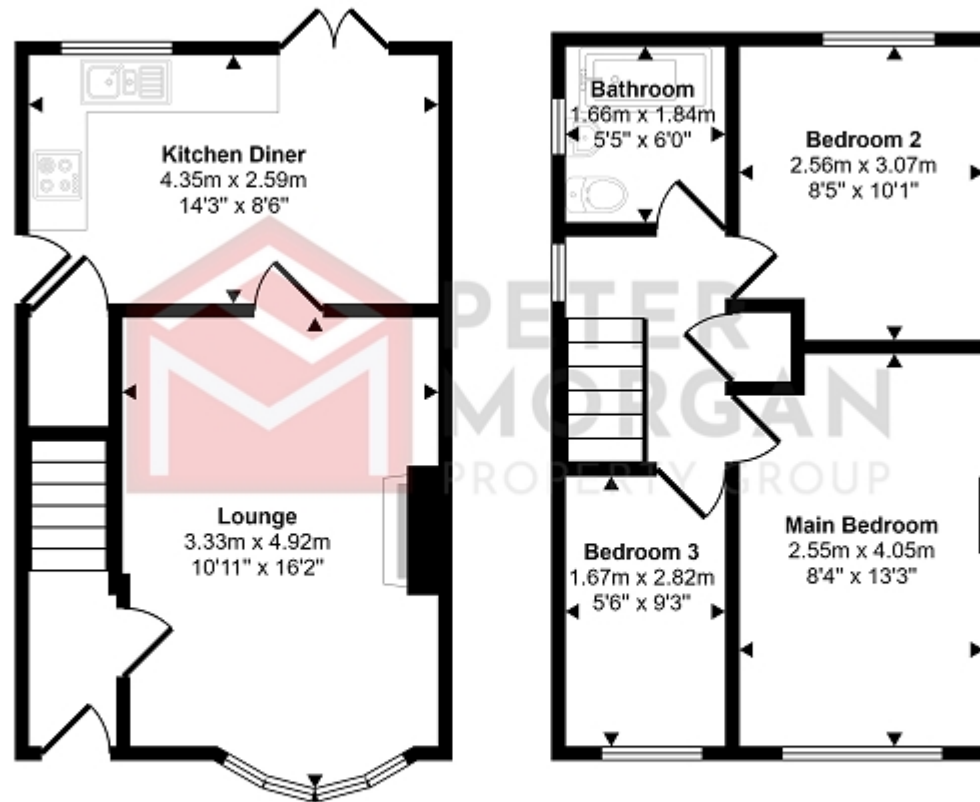








Approx Gross Internal Area  
64 sq m / 684 sq ft




Ground Floor  
Approx 32 sq m / 341 sq ft

First Floor  
Approx 32 sq m / 343 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+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         | 88  |
| (69-80) <b>C</b>                                   | 69                      |   |
| (55-68) <b>D</b>                                   |                         |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England, Scotland &amp; Wales</b>               | 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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