

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



45 Springfield Gardens, Bridgend, Bridgend County. CF31 1NP



**£265,000**

## Main Features

- Detached traditional bungalow
- 3 bedrooms
- Modern kitchen/ breakfast room
- Modern bathroom
- Garage and 4-5 car driveway
- Cul de sac location with no through traffic
- conveniently located for Bridgend Town Centre, Princess Of Wales Hospital and public transport
- The M4 is within approximately 1.5 miles at Junction 36 Sarn services along with major retail and leisure outlets
- Combi gas central heating and uPVC double glazing
- Council Tax Band: D. EPC: D

## General Information

DETACHED TRADITIONAL THREE BEDROOM BUNGALOW SITUATED IN A CUL DE SAC LOCATION WITH NO THROUGH TRAFFIC AND BENEFITS FROM LOW MAINTENANCE EXTERIORS.

Situated in a popular area of traditional bungalows, conveniently located for Bridgend Town Centre, Princess Of Wales Hospital, public transport and public house / restaurant. The M4 is within approximately 1.5 miles at Junction 36 Sarn services along with major retail and leisure outlets.

This home has accommodation comprising central hallway with 2 storage cupboards, real wood floor, access to all rooms, lounge, modern kitchen / breakfast room, modern fitted bathroom and 3 bedrooms. Bed 2 is an optional garden sitting room with French doors to rear garden.

Externally there is a front lawn and block paved rear garden. 4-5 car driveway (Tandem) and detached garage. The property benefits from Combi gas central heating and uPVC double glazing. Fitted blinds are to remain.

Viewing is strictly by appointment only.

## GROUND FLOOR

### Hallway

Composite double glazed front door. Radiator. Real wood flooring. Loft access with pull down ladder leading to attic space with light. White colonial style panelled doors to all rooms. Cloaks cupboard. Built in storage cupboard. Telephone point.

### Lounge

(13' 10" x 10' 10") or (4.21m x 3.31m)

uPVC double glazed window with vertical blind to front. Radiator. Fitted carpet. Coving. TV connection. Telephone and Internet connection points. Marble effect fireplace with pebble effect electric fire.

### Kitchen/Breakfast Room

(13' 10" x 7' 5") or (4.22m x 2.27m)

2 uPVC double glazed windows to front and side. Fitted kitchen finished with white wood grain doors, brushed steel handles and granite effect worktops. Composite sink unit with mixer tap. Tiled splashback. Oven, grill and ceramic hob. Extractor hood. Plumbed for washing machine and dishwasher. Radiator. Breakfast bar. Porcelain tiled floor. Wall mounted Combi gas central heating boiler housed in matching wall unit.

### Bathroom

(7' 6" x 6' 1") or (2.28m x 1.85m)

uPVC double glazed window to side. Fitted modern bathroom comprising three piece suite in white with WC with enclosed cistern and push button flush, hand wash basin with monobloc tap set in vanity unit and shower bath with mixer tap and overhead electric shower. Tiled walls with mosaic detailing. Tiled floor. Chrome heated towel rail. Coving. Extractor fan.

### **Bedroom 1**

(10' 5" x 9' 11") or (3.18m x 3.03m)

uPVC double glazed window with vertical blind to rear. Radiator. Fitted carpet. Coving. TV connection.

### **Bedroom 2 / Sitting Room**

(11' 7" x 8' 5") or (3.54m x 2.57m)

uPVC double glazed French doors to rear garden. Fitted vertical blind. Real wood flooring. Radiator. Coving.

### **Bedroom 3**

(9' 9" x 6' 7") or (2.97m x 2.00m)

uPVC double glazed window with vertical blind to side. Radiator. Fitted carpet. Coving.

## **EXTERIOR**

### **Front Garden**

Open plan front garden laid to lawn. Decorative stone filled border. Concrete driveway to side with parking for 4 to 5 cars in tandem. Water tap. Ring security light.

### **Detached Garage**

(17' 2" x 10' 6") or (5.22m x 3.20m)

Up and over vehicular door to front. Ply lined flooring. Storage racking.

### **Rear Garden**

Low maintenance laid with block paving. Storage shed attached to garage. Steps to stone covered storage area / growing area.

### **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** D

**Current heating type** Combi

**Tenure** Freehold







### Outbuilding

Main area; approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 16.9 sq. metres (181.5 sq. feet)



**Garage**  
5.27m x 3.20m  
(17'3" x 10'6")

Main area: Approx. 68.4 sq. metres (735.9 sq. feet)  
Plus garages, approx. 16.9 sq. metres (181.5 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.



### Ground Floor

Approx. 68.4 sq. metres (735.9 sq. feet)

# 45 Springfield Gardens, Bridgend, Bridgend County. CF31 1NP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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