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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Flat 4, Margam House Park Street, Bridgend, Bridgend County. CF31 4BB

**£130,000**

## Main Features

- 2 bedroom duplex apartment over 3 floors
- 2 double bedrooms and dressing room
- Fitted kitchen/ breakfast room
- Lounge
- Allocated parking in communal parking area
- 1/2 Mile from town centre, highly convenient location for schools, college, public transport, Town amenities, Newbridge Playing Fields and leisure centre
- Approximately 2.5 miles from the M4 at Junction 36
- 4 miles from the Heritage Coastline at Ogmore By Sea
- uPVC double glazing and Electric heating
- Council Tax Band: C. EPC: D

## General Information

2 DOUBLE BEDROOM DUPLEX APARTMENT (MAISONETTE) SET OVER 3 FLOORS WITH NO COMMUNAL AREAS, FITTED KITCHEN/ BREAKFAST ROOM, BEDROOM 1 WITH DRESSING ROOM, ALLOCATED PARKING AND MORE!

Situated within a block of 4 Duplex and 2 ground floor apartments originally built circa 1920s. 1/2 Mile from town centre, highly convenient location for schools, college, public transport, Town amenities, Newbridge Playing Fields and leisure centre. Approximately 2.5 miles from the M4 at Junction 36, 4 miles from the Heritage Coastline at Ogmore By Sea and 1/2 mile from Bridgend Railway Station providing Intercity link to London Paddington.

This home has accommodation comprising ground floor entrance hallway, first floor landing, lounge and fitted kitchen / breakfast room, second floor landing, bathroom, 2 bedrooms and dressing room / study. Allocated parking space within communal car park at the rear. The property benefits from uPVC double glazing and electric heating. Please visit our new and improved website for more information.

## GROUND FLOOR

### Hallway

uPVC double glazed main entrance door to front. Carpeted staircase with handrail to 1st floor.

## FIRST FLOOR

### Landing

Carpeted and spindled staircase to 2nd floor. Grey wood grain laminate flooring. Electric storage heater. Understairs recess.

### Kitchen/Breakfast Room

uPVC double glazed door with Juliet balcony and uPVC double glazed window to rear. Fitted kitchen finished with grey doors. Wood effect worktops with upstands and tiled splashback. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Plumbed for washing machine. Recess for fridge freezer. Strip lighting. Electric storage heater. Bar/ island. Grey woodgrain laminate flooring.

### Lounge

uPVC double glazed window to front. Grey woodgrain laminate flooring. Alcove. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Electric storage heater. Telephone, internet and TV connection points.

## SECOND FLOOR

### Landing

Balustrade with spindles. Ceiling hatch to roof. Fitted carpet. Airing cupboard housing hot water tank with immersion heater.



## Bathroom

uPVC double glazed window to rear. WC with push button flush, pedestal hand wash basin with monobloc tap, panelled bath with overhead mixer shower and glass screen. Fully tiled walls. Cushion flooring. Extractor fan. Wall mounted electric heater. Coving.

## Bedroom 1

uPVC double glazed window to front. Electric storage heater. Fitted carpet. Plastered walls and ceiling. Coving. Vertical panelled door to..

## Dressing Room / Study

uPVC double glazed window to front. Electric storage heater. Fitted carpet. Built-in wardrobe.

## Bedroom 2

uPVC double glazed window to rear. Electric storage heater. Fitted carpet. Coving. Built-in wardrobe.

## EXTERIOR

Allocated parking for one vehicle within communal car park.

## Leasehold details

999 years from 1.1.1979

Monthly service charge of £132.18 as of 21/06/2024

Peppercorn Ground Rent £1 per annum as of 16/02/1981

## 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 drainage

**Current council tax banding** C

**Current heating type** Electric

**Tenure** Leasehold

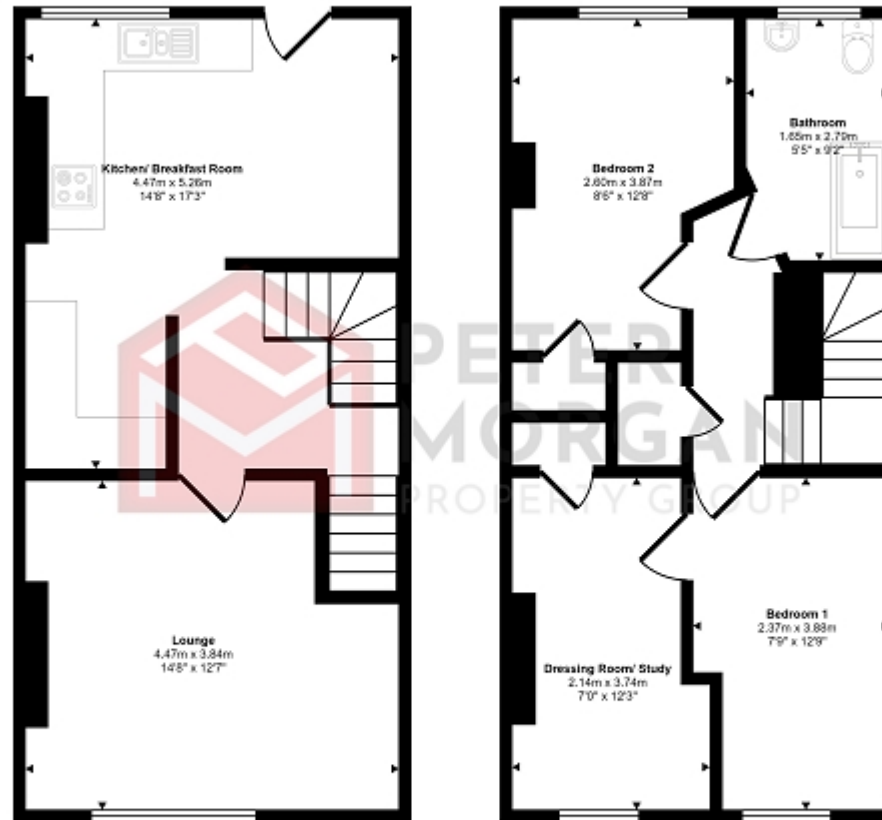








Approx Gross Internal Area  
81 sq m / 869 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

Second Floor  
Approx 40 sq m / 426 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(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.

**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](http://www.petermorgan.net)  
03300 563 555

