

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



104 Hazeldene Avenue, Brackla, Bridgend, Bridgend County. CF31 2JR



£125,000

Main Features

- 1 bed open plan end link cluster home
- Newly refurbished
- Allocated parking and parcel of land
- Lounge/ dining room with wrought iron staircase
- Recent improvements to include new kitchen, flooring and complete redecoration
- Convenient for schools, bus links, shops and amenities
- Approximately 3 miles from the M4 at Junction 36
- Approximately 2.5 miles from Bridgend town centre
- uPVC double glazing and combi gas central heating
- Council Tax Band : A EPC: C

General Information

NEWLY REFURBISHED 1 BEDROOM OPEN PLAN END LINK CLUSTER HOME WITH ALLOCATED PARKING AND EXTRA PARCEL OF LAND TO THE SIDE.

Situated on a corner position in a cul de sac location enjoying far reaching horizon views from bedroom. This home is convenient for schools, bus links, shops and amenities. Approximately 3 miles from the M4 at Junction 36. Approximately 2.5 miles from Bridgend town centre.

This home has had recent improvements to include new kitchen, bathroom, flooring and complete redecoration.

The accommodation comprises open plan double aspect lounge / dining room with a feature wrought iron spiral staircase, re-fitted white kitchen, first floor landing, double bedroom and white bathroom.

Externally there are lawned gardens to front and side. Allocated parking with extra parcel of land.

The property benefits from uPVC double glazing and Combi gas central heating. Offered for sale with vacant possession,

GROUND FLOOR

Lounge

Double aspect room with uPVC double glazed windows to front and side. uPVC double glazed main entrance door to front. Wrought iron spiral staircase to 1st floor. Newly fitted carpet. Radiator. TV, telephone and internet points. Wall mounted gas central heating thermostat. Smoke alarm. Open Virgin Media ultrafast broadband and TV cable. Connecting doorway to..

Kitchen

uPVC double glazed window to front. Newly fitted kitchen finished with white doors with brushed steel handles. Stainless steel sink unit with mixer tap. Tiled splashback. Plumbed for washing machine. Space for fridge freezer. Electric and gas cooker points. Chrome finished power points.

FIRST FLOOR

Landing

Newly fitted carpet. Balustrade with spindles. Linen cupboard with slatted shelves.

Bathroom

uPVC double glazed window to front. Fitted three piece bathroom suite in white comprising close coupled WC, pedestal hand wash basin and panelled bath with mixer tap. Cushion flooring. Radiator. Wall mounted Combi gas central heating boiler.

Bedroom

uPVC double glazed window to front. Radiator. Newly fitted carpet. Loft entrance.

EXTERIOR

The property has open plan garden to front with lawned garden to side. Secure external storage building housing gas and electric meters attached to main dwelling. Allocated parking. Wood fencing. Further garden/parcel of land to side.

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 bcg@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

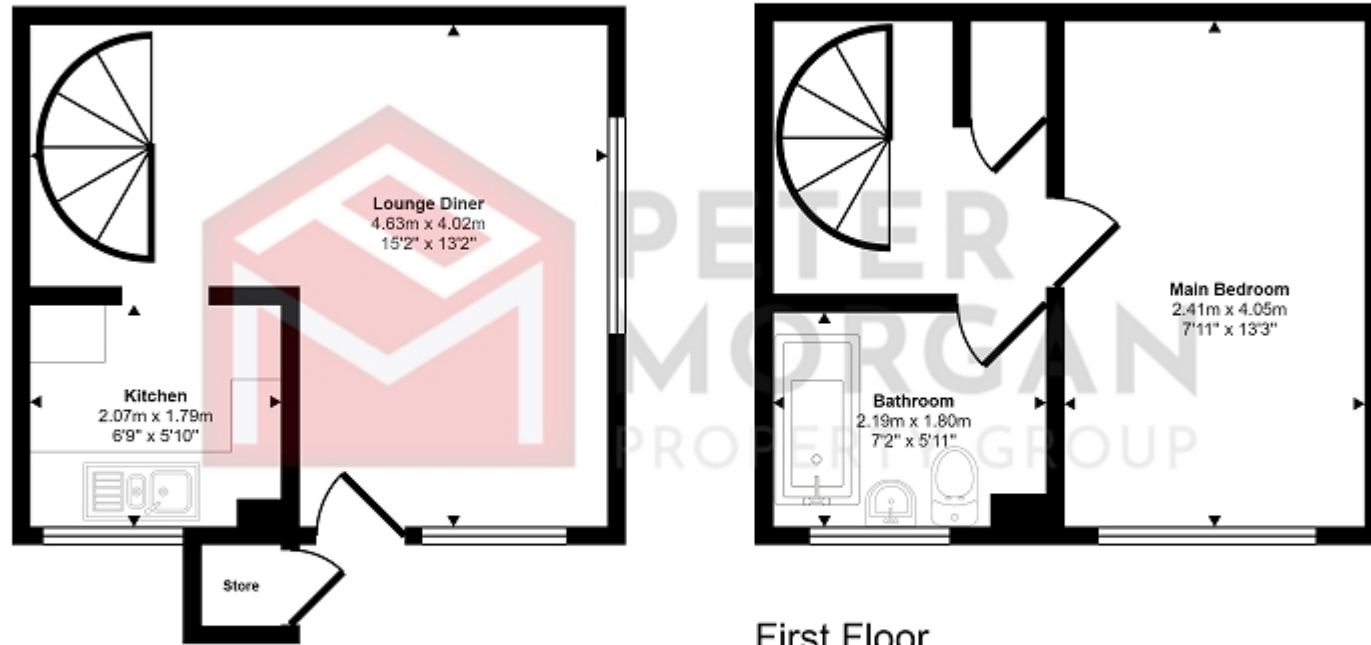
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
39 sq m / 417 sq ft



Ground Floor
Approx 19 sq m / 207 sq ft

First Floor
Approx 19 sq m / 209 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		91
(69-80) C	70	
(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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