

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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111 Rowans Lane, Bryncethin, Bridgend, Bridgend County. CF32 9LZ



£270,000

Main Features

- Well presented 3 bedroom detached home
- Modern kitchen and bathroom
- 2 reception rooms
- Conservatory
- Landscaped gardens
- Situated in a popular location with a westerly aspect to the rear providing afternoon sunshine
- Approximately 1 mile from the M4 at Junction 36 and out of town shopping. Convenient for cycle tracks and country park
- Schools and leisure centre are within approximately 2 miles
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: D

General Information

WELL PRESENTED 3 BEDROOM DETACHED HOME HAVING 2 RECEPTION ROOMS, CONSERVATORY, MODERN KITCHEN & BATHROOM, LANDSCAPED GARDENS & MORE!

Situated in a popular location with a westerly aspect to the rear providing afternoon sunshine. Approximately 1 mile from the M4 at Junction 36 and out of town shopping. Convenient for cycle tracks and country park. Schools and leisure centre are within approximately 2 miles.

This home has accommodation comprising hallway, cloakroom, lounge, sitting room (optional bedroom), open plan fitted kitchen / dining room, utility room, conservatory, family bathroom and 3 bedrooms. Landscaped gardens to front, side and rear. Block paved driveway.

Benefitting from uPVC double glazing and Combi gas central heating. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. Laminate flooring. Plastered walls and ceiling. Vertical panelled Oak doors to living room and..

Cloakroom

uPVC double glazed window to front. Two piece suite in white comprising close coupled WC with push button flush and wash basin with monobloc tap set in vanity unit. Fully tiled sandstone style walls and floor. LED soft lighting. Corner cabinet. Electrical consumer unit. Chrome heated towel rail.

Sitting Room / Bedroom 4

uPVC double glazed window to front. Venetian blind. Laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Wired for wall mounted television. Vertical panelled door to utility room.

Lounge

uPVC double glazed window to front. Fitted Venetian blinds. Laminate flooring. Marble fireplace with inset coal effect electric fire. Plastered walls and ceiling. Cornicing. Wall and ceiling lights. 2 radiators. Wired for wall mounted TV. Vertical panelled Oak door to..

Kitchen / Dining Room

uPVC double glazed window to rear. uPVC double glazed French doors to conservatory. Fitted kitchen finished with Ivory wood grain shaker style doors with brushed steel handles. Illuminated granite effect worktops. One and a half bowl stainless steel sink unit with mixer tap. Tiled splashback. Multi fuel stainless steel cooking range (Smeg) comprising electric oven and grill, six ring gas hob and pan store. Stainless steel splash plate. Extractor hood. Spotlight illumination. Integral dishwasher. Tiled floor. Radiator. Vertical panelled Oak door to utility room and understairs store cupboard.

Utility Room

uPVC double glazed door and window to rear. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Tiled floor. Plastered walls and ceiling. Coving. Radiator.

Conservatory

Victorian style with uPVC windows all round. Built on block and brick base. uPVC double glazed French doors to garden. Polycarbonate roof. Fitted roller blinds. Radiator. Laminate flooring. Wall and ceiling lights.

FIRST FLOOR

Landing

uPVC double glazed window to side. Fitted carpet. Balustrade and spindles. Plastered walls. Coving. Loft access. Oak panelled doors to bedrooms and..

Family Bathroom

Modern fitted bathroom with three-piece suite finished in white with black detailing comprising close coupled WC with push button flush and wash basin with monobloc tap set in vanity unit, panelled bath with mixer tap, overhead Rainstorm shower and hair wash spray. Folding glass screen. Fully tiled walls. Tiled floor. Plastered ceiling. Inset spotlights. Extractor fan. Matt black heated towel rail.

Bedroom 1

uPVC double glazed window to front. Fitted Venetian blind. Fitted wardrobes with bridge storage and bedside cabinets. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Venetian blind. Laminate flooring. Fitted wardrobes. Plastered walls. Inset ceiling spotlights. TV connection. Radiator.

Bedroom 3

uPVC double glazed window to front. Venetian blind. Fitted carpet. Built in wardrobe. Plastered walls. Radiator.

EXTERIOR

Front Garden

Landscape garden laid with two lawns. Block paved driveway, perimeter hedging, ornamental trees, Indian flagstone paved pathway and patio. External gas and electric meter boxes. Gate access to side garden. Spotlight illumination to front elevation.

Side Garden

Gate to front garden. Paved patio and pathway. Garden shed. Floodlight. Open entrance to rear garden.

Rear Garden

Landscaped rear garden laid to lawn and Indian flagstone patio. Wood decking with LED floor spotlights. Wood fencing. Water tap. External light. Gate access to side storage 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 (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

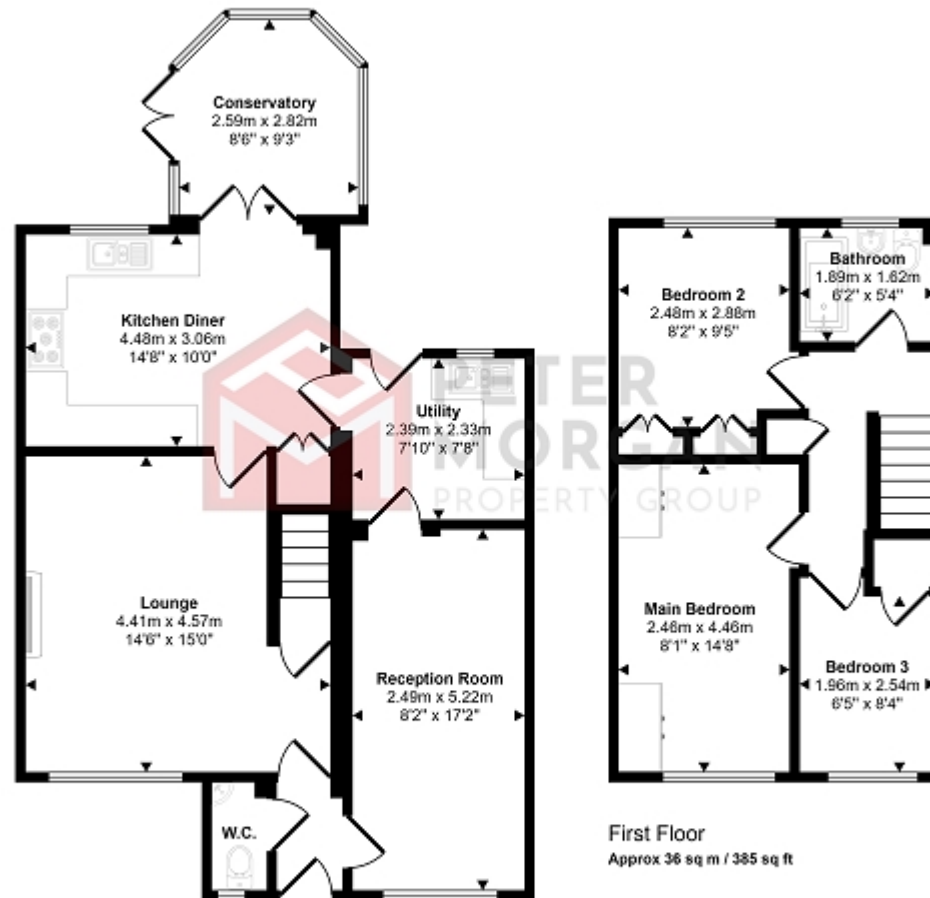
Freehold







Approx Gross Internal Area
102 sq m / 1097 sq ft




Ground Floor
Approx 66 sq m / 712 sq ft

First Floor
Approx 36 sq m / 385 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		83
(69-80) C		
(55-68) D	67	
(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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