

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



35 Parkfields Road, Bridgend, Bridgend County. CF31 4BJ



£145,000

Main Features

- Spacious 2 double bedroom ground floor apartment
- Open plan kitchen/ dining room with French doors to verandah
- Fitted shower room
- Southerly facing rear garden
- Single garage
- Popular and mature residential location. 1/2 Mile from town centre
- 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 combi gas central heating
- Council Tax Band: B. EPC: D

General Information

SPACIOUS 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN KITCHEN / DINING ROOM WITH FRENCH DOORS TO VERANDAH AND MATURE SOUTHERLY FACING GARDEN, SINGLE GARAGE, DRIVEWAY PARKING, VACANT POSSESSION & MORE!

Situated within a small self managed residential complex in a popular and mature residential location. 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 traditional apartment has its own entrance doors from driveway and garden, benefitting from mature shared gardens and accommodation comprising hallway accessing all rooms, open plan fitted kitchen / dining room with indoor / outdoor option to rear, lounge, fitted shower room & 2 double bedrooms.

The property has uPVC double glazing and combi gas central heating. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

Composite double glazed main entrance door. Laminate flooring. Coving. Ceiling rose. Radiator. Internal archway. White colonial style panelled doors to all rooms and two built-in store cupboards. Wall mounted Hive central heating wireless thermostat.

Kitchen / Dining Room

uPVC double glazed window and French doors to verandah and rear garden. Fitted wall mounted and base units finished with gloss grey doors with brushed steel handles. Grey wood grain effect worktops with tiled splashback. Composite sink unit with mixer tap. Integral oven, grill, microwave, hob and extractor hood. Coloured glass splash plate. Plumbed for washing machine. Space for under counter fridge. Wall mounted Combi gas central heating boiler and electrical consumer unit. Vertical radiator. Tiled floor to kitchen area, flooring to dining area.

Lounge

uPVC double glazed bow window to front. Fitted vertical blinds. Wall mounted pebble and flame effect electric fire with split stone and wood panelled hearth. Alcove. Fitted carpet. Coving. Ceiling rose. Radiator. Telephone point. TV connection.

Shower Room

uPVC double glazed window to rear. Four piece suite in white comprising WC with push button flush, bidet, hand wash basin with mixer tap set in vanity unit, double shower cubicle with mixer shower and sliding glass screen. Fully tiled walls and floor. Vanity mirrors. Coving.

Bedroom 1

uPVC double glaze bow window to front. Radiator. Fitted carpet. Coving. Ceiling rose.

Bedroom 2

uPVC double glazed window to rear. Vertical blind. Radiator. Fitted carpet. Coving. Ceiling rose.

EXTERIOR

The property has communal gardens to front and driveway to side leading to..

Leasehold details

999 years from 1/1/1986

Monthly Service Charge £50.00

Single Garage

Block built. Electronic remote control roller door. Electric light and power points. Wall mounted electrical consumer unit.

Rear Garden

Communal garden laid to lawn with mature and ornamental trees.

The property has its own Veranda with awnings overlooking the garden which is accessible via French doors from kitchen/ dining room.

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 B

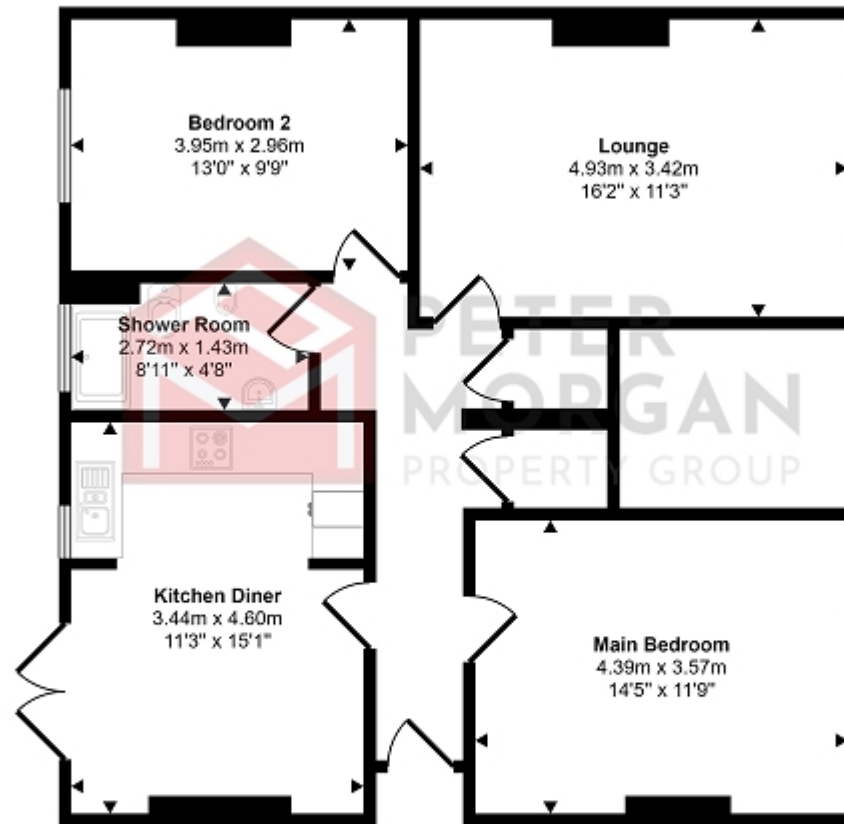
Current heating type Combi

Tenure Leasehold





Approx Gross Internal Area
77 sq m / 833 sq ft



Floorplan

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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