

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



24 Heol Felyn Fach, Tondu, Bridgend, Bridgend County. CF32 9DE



£159,950

Main Features

- 2 bedroom mid link home
- Lounge and conservatory
- No 24 occupies a plot away from passing traffic
- Off road parking and visitors parking nearby
- Front and rear gardens
- Situated in a small popular culdesac, highly convenient for rail and bus links
- Approximately 2.5 miles from the M4 at Junction 36 Convenient for local schools, leisure centre, supermarket and filling station
- Parc Slip Nature Reserve and Bryngarw County Park are also nearby
- uPVC double glazing and combi gas central heating
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- Council Tax Band: B. EPC: C

General Information

No 24 OCCUPIES A PLOT AWAY FROM PASSING TRAFFIC AND BENEFITS FROM 2 BEDROOMS, CONSERVATORY, OFF ROAD PARKING, FRONT AND REAR GARDENS.

Situated in a small popular culdesac, highly convenient for rail and bus links. Approximately 2.5 miles from the M4 at Junction 36. Convenient for local schools, leisure centre, supermarket and filling station. Parc Slip Nature Reserve and Bryngarw County Park are also nearby.

This mid link home has accommodation comprising ground floor porch, lounge, kitchen/ breakfast room, conservatory, first floor landing, bathroom and 2 bedrooms.

Externally there are gardens to front and rear with parking for 1 car. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Porch

uPVC double glazed front door to front. uPVC double glazed window to side. White PVC clad ceiling. uPVC door to lounge.

Lounge

uPVC double glazed window to front. Open plan carpeted staircase to first floor with balustrade and spindles. Plastered walls. Textured ceiling. Fitted carpet. Radiator. Wooden glazed door to..

Kitchen

uPVC double glazed window and door to conservatory. A range of wall mounted and base units finished with white shaker style doors. Black marble effect worktops. Stainless steel sink unit with monobloc tap. Integral electric oven and hob. Extractor hood. Plumbed for washing machine. Wall mounted combi gas central heating boiler. Part tiled walls. Wood effect vinyl style flooring.

Conservatory

uPVC double glazed French doors to garden. uPVC double glazed windows to sides. Polycarbonate roof. Wood effect vinyl flooring. Radiator.

FIRST FLOOR

Landing

Fitted carpet. Attic entrance.

Bathroom

uPVC double glazed window to rear. 3 piece bathroom suite comprising close coupled w.c, pedestal hand wash basin and bath with mixer tap, overhead shower and glass screen. Tiled floor. Part tiled walls. Textured ceiling. Chrome towel radiator.

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted carpet. Plastered walls. Feature papered wall. Textured ceiling. Built in wardrobe.

Bedroom 2

uPVC double glazed window to rear. Plastered walls. Feature paper wall. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Open front garden laid to decorative stone. Driveway parking.

Rear Garden

Southerly facing rear garden laid to artificial grass. Decorative stone. Water feature. Wood fencing. Garden shed.

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

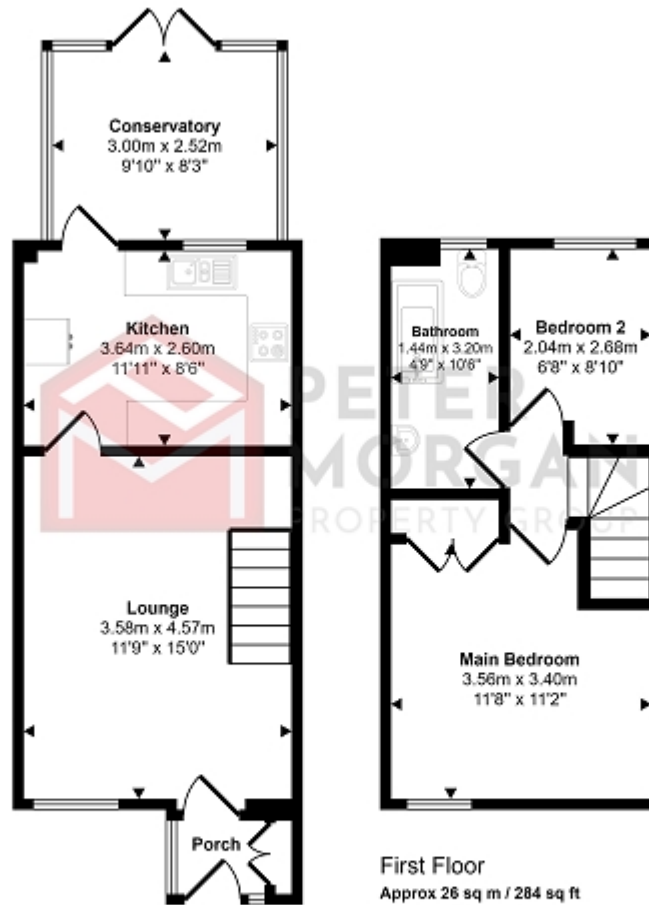
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
63 sq m / 674 sq ft



Ground Floor
Approx 36 sq m / 390 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		93
(81-91) B		
(69-80) C	78	
(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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