

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Bettws Road, Brynmenyn, Bridgend, Bridgend County. CF32 9HY



£190,000

Main Features

- 3 bedroom mid terraced home
 - Semi rural location
 - South facing rear woodland aspect. Rear lane access
 - 200m to footpath access to Bryngarw Coutry Park
 - Open plan lounge/ dining room
 - First floor family bathroom
 - 3 miles from the M4 at Junction 36 and Out Of Town Shopping at
- McArthur Glen Designer Outlet and The Pines
 - Convenient for cycle tracks, schools, leisure centre, swimming pool and park and ride rail link
 - uPVC double glazing and combi gas central heating
 - Council Tax Band: C. EPC:C

General Information

3 BEDROOM EXTENDED MID TERRACED HOME IN A SEMI RURAL LOCATION WITH SOUTH FACING WOODLAND ASPECT AT REAR, 200M TO FOOTPATH ACCESS TO BRYNGARW COUNTRY PARK, OPEN PLAN LOUNGE, FIRST FLOOR BATHROOM, BLOCK BUILT OUTBUILDING AND MORE!

Situated within a few hundred meters of Bryngarw Country Park. 3 miles from the M4 at Junction 36 and Out Of Town Shopping at The McArthur Glen Designer Outlet and The Pines. Convenient for cycle tracks, schools, leisure centre, swimming pool and park & ride rail link. All are within approximately 1 mile.

This property has accommodation comprising hallway, open plan lounge/ dining room, kitchen, inner hallway, cloakroom, first floor landing, family bathroom and 3 bedrooms. Externally there is a forecourt style front garden and landscaped rear garden with rear lane access and outbuilding.

This property benefits from uPVC double glazing and combi gas central heating. Visit our new and improved website for more information.

GROUND FLOOR

Vestibule

Composite double glazed front door. Laminate part tiled walls. Boxed in electric meter and consumer unit. Glazed door to

Lounge/Dining Room

Open plan living space comprising uPVC double glazed window to front. Fitted Venetian blind. Internal window to kitchen. Two radiators. Open plan carpeted staircase to first floor. Laminate flooring. Plastered walls and ceiling. Coving. Alcoves. Feature archway to stairs recess. TV connection. Telephone and Internet connection points. Glazed door to

Kitchen

uPVC double glazed door and matching side panel to rear garden. A range of fitted wall mounted and base units finished with Cream shaker style doors with Black handles. Laminate worktops. Tiled splash back. One and a half bowl stainless steel sink unit with mixer tap. Oven, grill and hob. Plumbed for washing machine and dishwasher. Space for fridge/freezer. Radiator. Laminate flooring. Plastered walls and ceiling. Coving. White panelled colonial style door to

Inner Hallway

Laminate flooring. Plastered walls and ceiling. White colonial style panel door to

Cloakroom

uPVC double glazed window to rear. Roller blind. Low level WC and wall mounted hand wash basin. Tiled splash back. Radiator. Laminate flooring. Plastered walls. Loft access.

FIRST FLOOR

Landing

Balustrade and spindled. Fitted carpet. Plastered walls and ceiling. Loft access. White colonial style panel doors to bedrooms and

Family Bathroom

uPVC double glazed window to rear. Roller blind. Four piece bathroom suite in White comprising close coupled WC with push button flush, pedestal hand wash basin, panel bath with mixer tap and shower cubicle with mixer shower. PVC clad surround . Painted walls. Radiator. Airing cupboard housing Combi gas central heating boiler.

Bedroom 1

uPVC double glazed window to front. Venetian blind. Radiator. Fitted carpet. Plastered walls and textured ceiling.

Bedroom 2

uPVC double glazed window to rear with woodland aspect. Radiator. Fitted carpet. Plastered wall and ceiling. Alcove.

Bedroom 3

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

EXTERIOR

Front Garden

Courtyard style front garden laid with concrete patio and raised planting bed.

Rear Garden

Southerly facing rear garden laid with lawn, pair of patio's and wood decking. Block built walls and fencing. Water tap. Floodlight. Arched gate to rear lane where parking for numerous vehicles can be found.

Block Built Outbuilding

Currently used for storage, potential for garden studio/gymnasium/work from home space.

uPVC double glazed door to garden. Vaulted ceiling. Electric strip light and power points.

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 C

Current heating type Combi

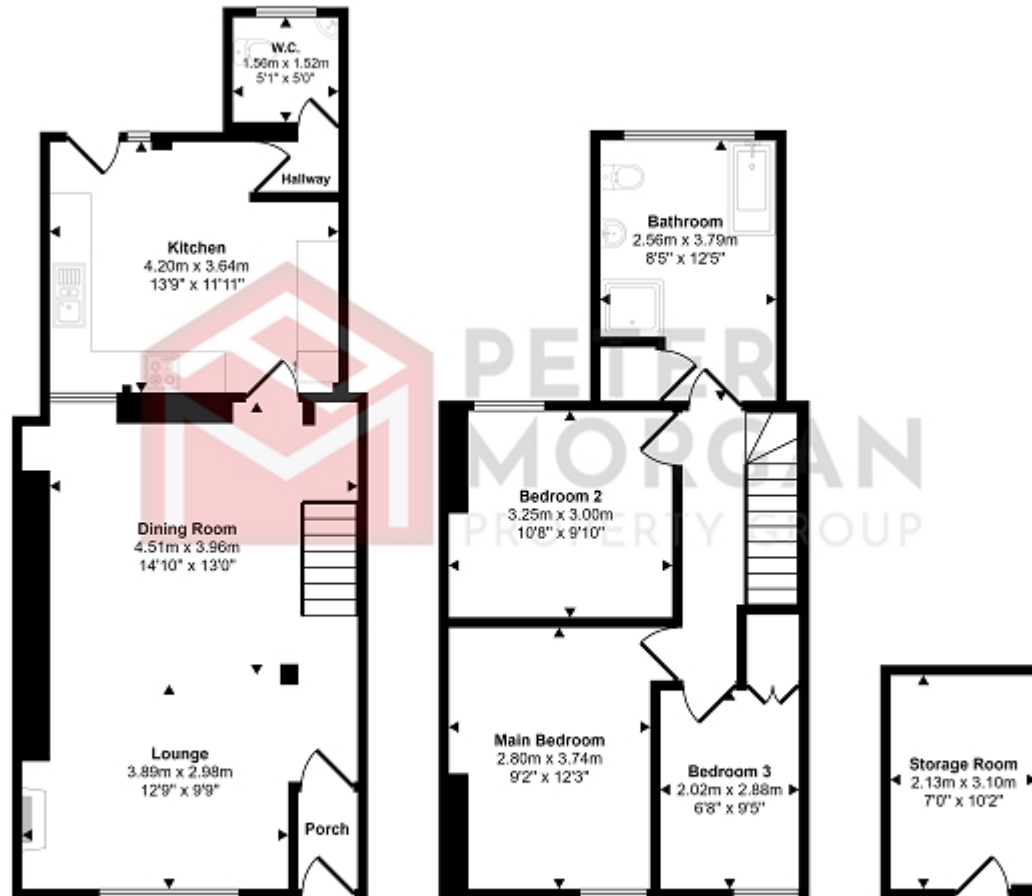
Tenure Freehold







Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 54 sq m / 576 sq ft


First Floor
Approx 45 sq m / 482 sq ft

Storage Room
Approx 7 sq m / 71 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	69	
(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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