

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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11 Cae Ffynnon, Brackla, Bridgend, Bridgend County. CF31 2HG



PETER MORGAN

**£155,000**

## Main Features

- End of link 2 bedroom property
- Loft room
- Vacant possession
- Rear driveway
- Brick built outbuilding
- Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36
- Approximately 1/2 mile from shopping triangle, convenient for bus links, local schools and shops
- Southerly facing to rear
- uPVC double glazing & Combi gas central heating
- Council Tax Band: B. EPC:

## General Information

END OF LINK EXTENDED TWO BEDROOM HOME ON CORNER PLOT WITH LOFT ROOM, CLOAKROOM, ENCLOSED DRIVEWAY AND DETACHED OUTBUILDING. OPEN GREEN ASPECT TO FRONT AND SOUTHERLY FACING AT REAR.

Situated in a central position on the Brackla Development. Approximately 1/2 mile from shopping triangle, convenient for bus links, local schools and shops. Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36.

The property has accommodation comprising hallway, cloakroom, lounge, fitted kitchen, first floor landing with 1/2 turn staircase to loft room, bathroom and 2 bedrooms. The property benefits from uPVC double glazing and combi gas central heating.

Externally there are landscaped gardens to front, side and rear. Enclosed driveway and detached outbuilding.

## GROUND FLOOR

### Hallway

uPVC double glazed door to front. Plastered walls and ceiling. Laminate flooring. Radiator. Door to..

### Cloakroom

White wood panelled door. Plastered walls and ceiling. Cushioned flooring. Obscured uPVC window. Radiator. Close coupled WC. Corner wash hand basin. Partially tiled splashback.

### Lounge

Floor to ceiling partially obscured uPVC window to front. Fully glazed wooden door. Plastered walls. Textured ceiling. Tall designer vertical radiator. Laminate flooring.

### Kitchen

uPVC double glazed window to rear. uPVC double glazed door leading to rear garden. Plastered walls. Textured ceiling. Tile effect cushioned vinyl flooring. Range of fitted wall and base units in matte white. Wood effect laminate worktops. Space for under counter appliances. Partial uPVC splashback. Stainless steel sink unit.

## FIRST FLOOR

### Landing

Plastered walls with textured ceiling. Fitted carpet. Radiator. Staircase leading to attic room.

### Bathroom

Obscured uPVC double glazed window. Wood panelled door. Tiled walls. Textured ceiling. Cushioned vinyl flooring. Low level WC. Wash hand basin. Bath with overhead thermostatic shower. Chrome towel radiator.

### **Bedroom 1**

uPVC double glazed window. Wood panel door. Plastered walls. Textured ceiling. Fitted carpet. Airing cupboard housing combi boiler. Wall mounted single radiator.

### **Bedroom 2**

uPVC double glazed window. Wood panelled door. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

### **Attic room**

Half turn staircase leading to attic. Fitted carpet. Storage cupboard. Plastered walls and ceilings. Radiator. uPVC double glazed skylight. Bannister and spindles.

## **EXTERIOR**

### **Front Garden**

Gate and steps to front door. Block paved pathway. Laid to lawn. Mature hedging.

### **Rear Garden**

Southerly facing rear garden. Block paved pathway. Laid to gravel. Wood fence surround.

### **Brick Built Outbuilding**

uPVC double glazed doors.

### **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](mailto: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

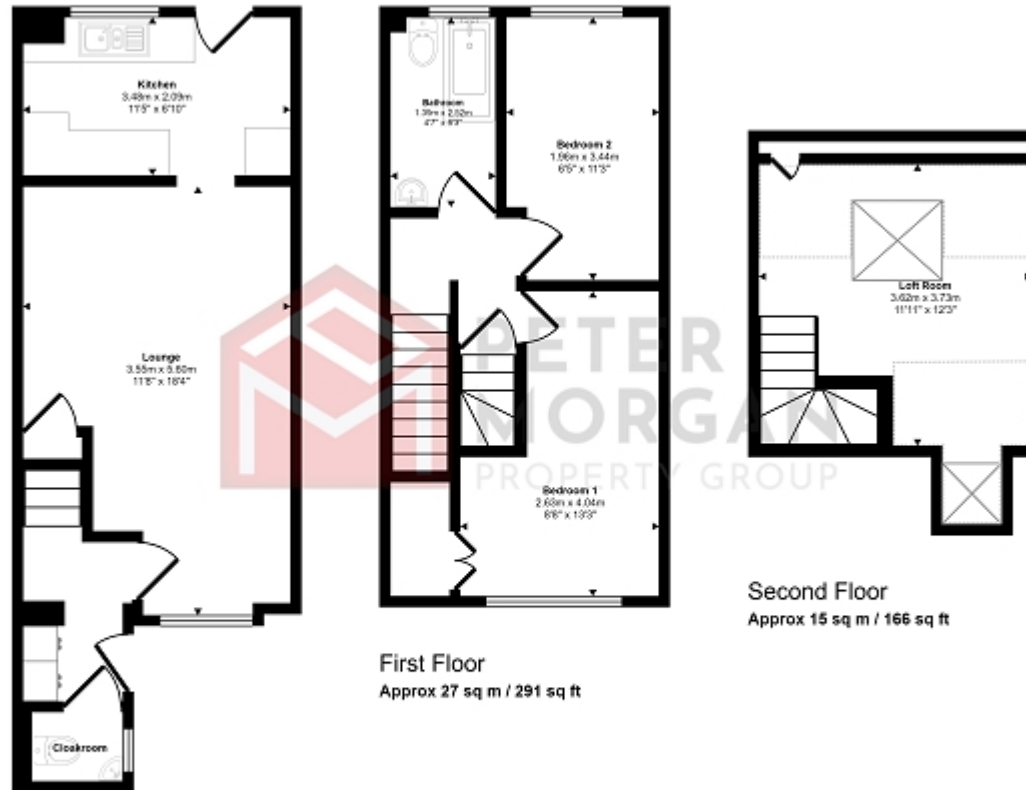
**Current heating type** Combi

**Tenure** Freehold






Approx Gross Internal Area  
73 sq m / 784 sq ft




Ground Floor  
Approx 30 sq m / 328 sq ft

First Floor  
Approx 27 sq m / 291 sq ft

Second Floor  
Approx 15 sq m / 166 sq ft

 Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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