

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Davids Court, Oxford Street, Pontycymer, Bridgend, Bridgend County. CF32 8DG



Offers In Region Of **£220,000**

Main Features

- 3 double bedroom semi detached house
- Open plan kitchen / dining / garden living
- Parking for approximately 2-3 cars to rear
- Ensuite, family bathroom and cloakroom
- Views of hills and woodland
- Approximately 7 miles from the M4 at Jct 36
- Situated in a highly convenient location for local cycle track..
- ..shops, lake, school, leisure centre, public transport and amenities
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

General Information

THIS 3 DOUBLE BEDROOM SEMI DETACHED HOME IS SET WITHIN A SMALL COURTYARD OF ONLY 5 HOMES WITH VIEWS OF HILLS AND WOODLANDS.

Situated in a highly convenient location for local cycle track, shops, lake, school, leisure centre, public transport and amenities. Approximately 7 miles from the M4 at Jct 36.

The internal accommodation comprises hallway, cloakroom, lounge, open plan kitchen/ dining room with doors to garden, first floor landing, family bathroom, 3 bedrooms and ensuite shower room.

The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC double glazed front door. Plastered walls and ceiling. Wood effect Luxury Vinyl Tiled flooring. Radiator. Understairs store cupboard. Doors to living rooms and..

Cloakroom

uPVC double glazed window to front. 2 piece suite in white comprising close coupled w.c and pedestal hand wash basin. Plastered walls and ceiling. Part tiled walls. Wood effect Luxury Vinyl Tiled flooring. Radiator.

Lounge

uPVC triple glazed window to front. Plastered walls and ceiling. Radiator. Wood effect Luxury Vinyl Tiled flooring.

Kitchen / Dining Room

uPVC double glazed window and uPVC double glazed French doors leading to garden. A range of wall mounted and base units finished with gloss light grey doors. Wood effect laminate worktop. Integral electric oven,integrated microwave and 5 burner gas hob. Chimney style extractor hood. Composite sink with mixer tap. Plumbed for washing machine and dishwasher. Plastered walls and ceiling. Inset spotlights. Combi gas central heating boiler boiler housed in unit. Wood effect Luxury Vinyl Tiled flooring. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side. Balustrade and spindles. Fitted carpet. Plastered walls and ceiling. Loft access to partially boarded attic with pull down ladder. Doors to bedrooms and..

Family Shower Room

uPVC double glazed window to front. 3 piece shower suite in white comprising walk in shower with over head mixer rainfall shower head, close coupled w.c and pedestal hand basin. Plastered and part tiled walls. Plastered ceiling with inset ceiling spotlights. Vinyl wood effect flooring. Chrome towel radiator.

Bedroom 1

uPVC double glazed window to rear. Plastered walls and ceiling. Inset ceiling spotlights. Fitted carpet. Radiator. Door to..

En-suite shower room

3 piece shower suite in white comprising close coupled w.c, wall mounted hand wash basin and shower cubicle with mixer shower and bifold door. Tiled walls. Plastered ceiling with spotlights. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 3

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

EXTERIOR

Front Garden

Courtyard style front garden with shared access. The garden is laid with decorative stone and slate. Concrete pathway to front door. Fence & gate access to side garden with stone boundary wall.

Side Garden

Laid to lawn. Recycling area. Open access to..

Rear Garden

Laid to lawn. Paved patio area. Flower bed. Views of hills & woodland. Wood fencing & gate to allocated parking space at rear for approx 2 -3 vehicles.

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

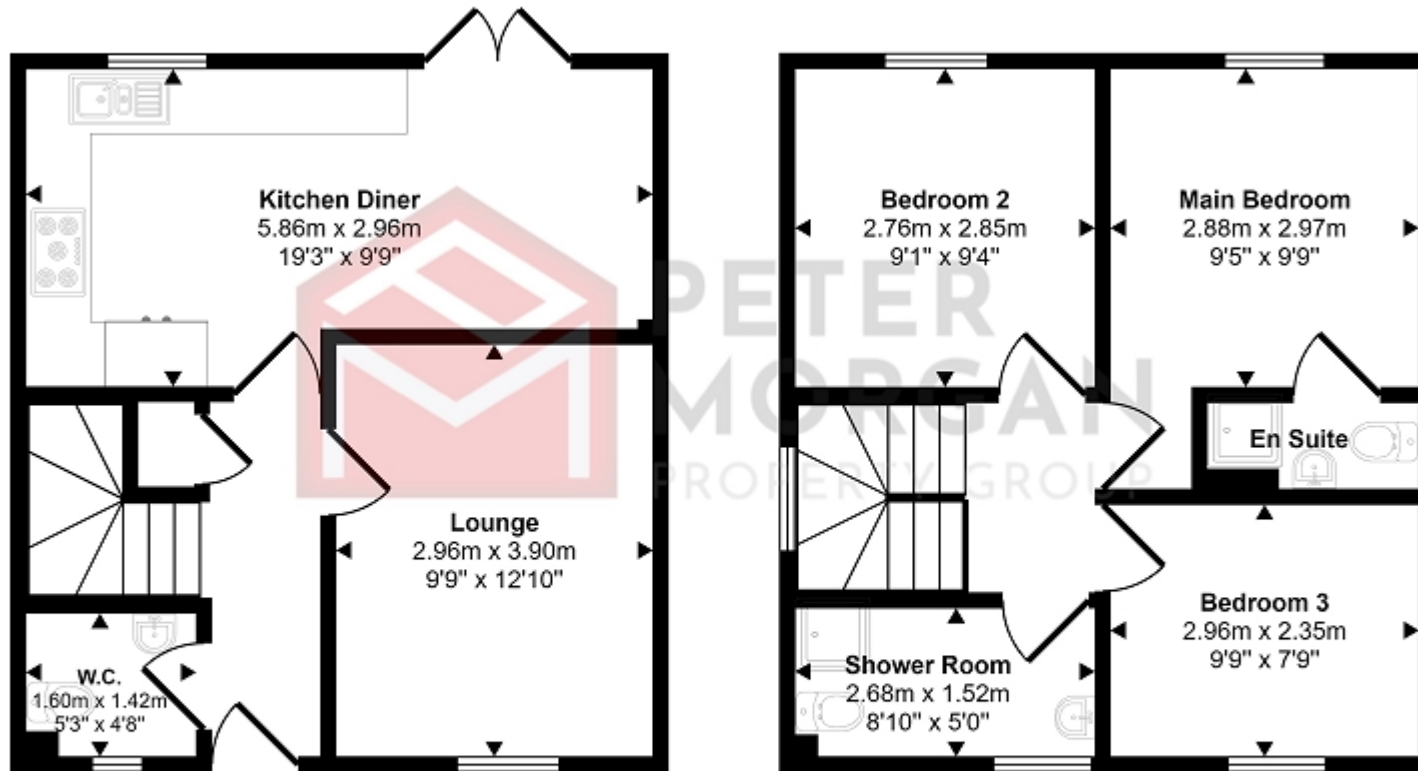
Tenure Freehold







Approx Gross Internal Area
75 sq m / 812 sq ft



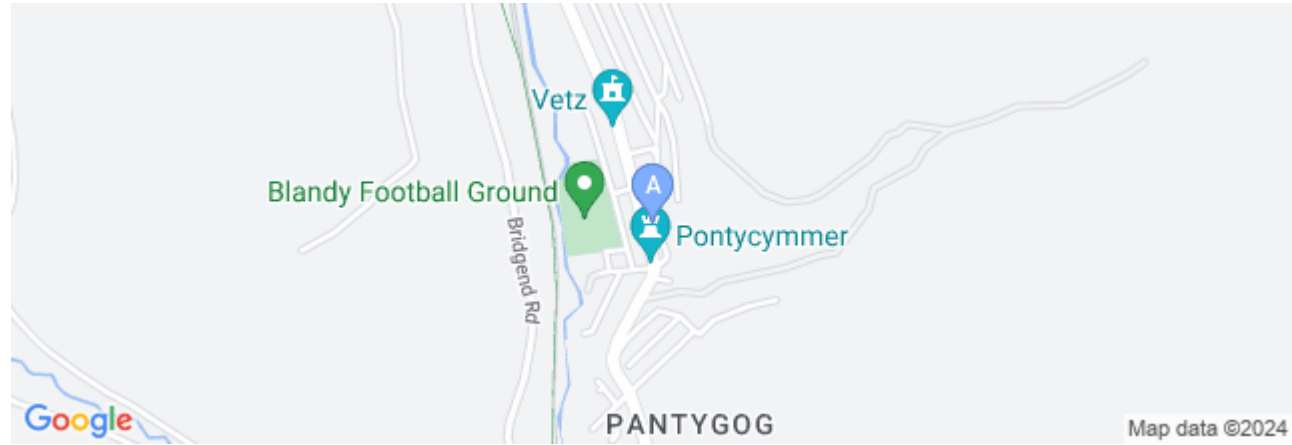
Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 37 sq m / 402 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		88
(69-80) C	76	
(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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