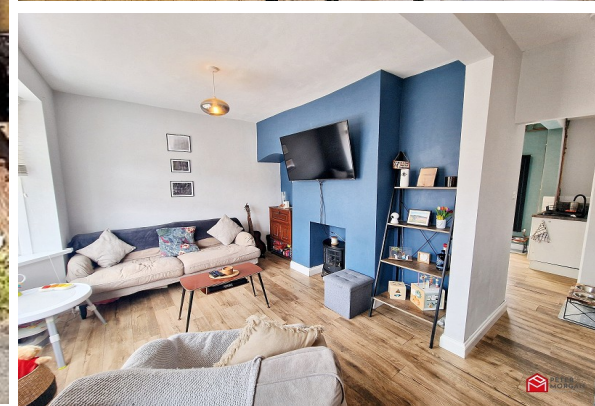


THE GUILD
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2021
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GOLD WINNER

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The Telegraph



8 Jubilee Crescent, Bridgend, Bridgend County. CF31 3AY



PETER MORGAN

Offers In Region Of **£195,000**

Main Features

- Mid terraced home
- 3 bedrooms
- South facing rear garden
- Lounge/ dining room
- Kitchen and utility room
- Highly convenient for Town Centre, Out of Town Shopping, Bridgend College, Newbridge Playing Fields, Oldcastle & Brynteg Schools
- The M4 is within 3 miles approximately at Jct 36
- The Heritage Coastline is within approximately 4 miles at Ogmore By Sea
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

General Information

3 BEDROOM MID TERRACED HOME WITH SOUTH FACING REAR GARDEN AND OFF ROAD PARKING.

Highly convenient for Town Centre, Out of Town Shopping, Bridgend College, Newbridge Playing Fields, Oldcastle & Brynteg Schools.

The M4 is within 3 miles approximately at Jct 36. The Heritage Coastline is within approximately 4 miles at Ogmore By Sea.

This home has accommodation comprising ground floor lounge/ dining room, kitchen and utility room. First floor landing, bathroom and 3 bedrooms. Externally there are gardens to front and rear.

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

GROUND FLOOR

Lounge/Dining Room

uPVC double glazed door and window to front. uPVC double glazed bay window to front. Anthracite vertical designer radiator. Wood effect laminate flooring. Plastered walls and ceiling. Staircase to first floor.

Kitchen

uPVC French doors leading to garden. A range of wall mounted and base units finished with matt white shaker style doors. Wood effect laminate worktops, Black composite sink unit with black single tap. Black integral electric oven and black gas hob. Exposed brick wall with solid wood lintel. White brick style tiled splashback. Plastered walls. Plastered ceiling with inset ceiling spotlights. Anthracite vertical designer radiator. Wood effect laminate flooring.

Utility Room

Electric box. Plumbed for washing machine. Pantry style shelving. Wood effect laminate flooring.

FIRST FLOOR

Landing

Balustrade and spindles. Half papered, half plastered walls to dado rails. Plastered ceiling. Fitted carpet.

Family Shower Room

uPVC double glazed window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin with waterfall tap and walk in shower with mixer style shower system. Chrome heated towel rail. Wall mounted mirror cabinet. Tile effect vinyl flooring. Grey panelled walls. Part plastered walls.

Bedroom 1

uPVC double glazed window. Light wood effect laminate flooring. Built in open wardrobe. Decorative fire place. Plastered walls and ceiling. Picture rail. Radiator.

Bedroom 2

uPVC double glazed window. Light wood effect laminate flooring. Decorative fire place. Plastered walls and ceiling. Picture rail. Radiator.

Bedroom 3

uPVC double glazed window. Papered walls. Plastered ceiling. Fitted carpet. Attic access hatch. Cupboard housing combi gas central heating boiler.

EXTERIOR

Front Garden

2 car driveway. Shared rear access via side alleyway.

Rear Garden

South facing rear garden. Laid to paved patio area. Paved pathway. Artificial lawned areas. Wooden shed. Brick built fire pit. Lean-to storage.

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 (To be confirmed) Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

