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PROPERTY
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2021
WALES
SALES
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PETER MORGAN

'Cartref', Blackmill Road, Lewistown, Bridgend, Bridgend County. CF32 7HU

Offers In Region Of **£259,000**

Main Features

- Semi detached 3 double bedroom home
- Family size accommodation
- Lounge/ dining room
- Kitchen/ breakfast room
- Ground floor bathroom and first floor ensuite cloakroom
- Tiered rear garden with far reaching views
- Detached garage and off road parking
- Approximately 5 miles from the M4 at Junction 36 and 8 miles to Bridgend Town centre
- uPVC double glazing and gas central heating
- Council Tax Band: B. EPC: E

General Information

SEMI DETACHED THREE DOUBLE BEDROOM PROPERTY WITH FAR REACHING VIEWS FROM THE REAR, SPACIOUS ACCOMMODATION, LANDSCAPED GARDENS, REAR PARKING, GARAGE AND MORE!

Located approximately 5 miles from the M4 at Junction 36 and 8 miles to Bridgend Town centre. 13 miles from The Heritage Coastline at Ogmere By Sea, 25 miles from Cardiff International Airport and 28 miles from Cardiff City Centre. Major Intercity rail link to London Paddington is at Bridgend Town Centre.

The accommodation briefly comprises ground floor hallway, bathroom, lounge/ dining room, kitchen and three double bedrooms. Benefiting from uPVC double glazing and gas central heating. Externally the property benefits from a front garden, large landscaped rear garden, single garage with a gated driveway.

GROUND FLOOR

Hallway

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

Lounge/Dining Room

2 uPVC double glazed windows to front. Plastered walls. Textured ceiling. Archway. Fitted carpet. Gas fire with composite marble fire place. Radiators.

Kitchen/Breakfast Room

uPVC double glazed French doors and side window. A range of wall mounted and base units finished with off white doors. Integral stainless steel oven, hob and extractor hood. Marble effect laminate worktops. Granite sink. Plastered walls and ceilings. Tiled splashback. Ceiling spotlights. Vertical radiator.

Family Bathroom

2 uPVC double glazed windows. 3 piece suite comprising panelled bath with folding shower screen and mixer tap, corner style vanity unit housing w.c and hand wash basin. Tiled walls. Textured ceiling. Wall mounted mirror cabinet. Tiled floor. Chrome towel radiator.

FIRST FLOOR

Landing

uPVC double glazed window. Papered walls and ceiling. Bannister. Fitted carpet.

Bedroom 1

uPVC double glazed window. Part plastered, part papered walls. Textured ceiling. Built in wardrobes. Fitted carpet. Radiator. Steps to..

En-Suite Cloakroom

uPVC double glazed window. 2 piece suite comprising close coupled w.c and hand wash basin set in vanity unit.

Bedroom 2

uPVC double glazed window. Papered walls. Plastered ceiling. Fitted carpet. Built in wardrobes. Radiator.

Bedroom 3

uPVC double glazed window. Papered walls. Plastered ceiling. Fitted carpet. Built in wardrobes. Radiator.

EXTERIOR

Front Garden

Indian sandstone paving to front garden and side area. Side access to rear garden.

Garage

Single garage with up and over door.

Rear Garden

Tiered rear garden with rear access, Off road parking for 2 cars. Decked area. Laid to paved patio area. Concrete pathway. Planting beds. Block shed with electric (potential for home office/ bar/ man cave).

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

Gas

Tenure

Freehold







Approx Gross Internal Area
102 sq m / 1099 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 48 sq m / 513 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		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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