

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

100 Trem Y Castell, Coity, Bridgend. CF35 6GA

Offers In Region Of **£240,000**

Main Features

- Modern 3 bedroom semi detached home
- Open plan kitchen/ dining room
- Lounge
- Family bathroom, ensuite and cloakroom
- Enclosed rear garden
- Driveway parking
- Situated on a modern development South of Coity Village
- Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: B

General Information

MODERNISED AND WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY, BOASTING LANDSCAPED GARDENS, OFF ROAD PARKING AND MORE.

Situated on a modern development South of Coity Village. Approximately 2.3 miles from the M4 at Junction 36 and approximately 2.3 miles from Bridgend Town Centre.

The property has accommodation comprising hallway, open plan fully fitted kitchen / dining room with French door to garden, cloakroom and lounge. First floor landing, bathroom, 3 bedrooms & en-suite shower room. The exterior has a rear garden with side access from a double car drive. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed door. Plastered walls and ceiling. Vinyl flooring. Radiator.

Cloakroom

2 piece suite comprising close coupled w.c and pedestal hand wash basin. Plastered walls and ceiling. Vinyl flooring. Radiator.

Lounge

uPVC double glazed window. Plastered walls and ceiling. Vinyl flooring. Radiator.

Kitchen / Dining Room

uPVC double glazed window. uPVC double glazed French doors. Fitted kitchen finished with gloss white doors. Wood effect laminate worktop. Plumbed for washing machine. Integral stainless steel electric oven, gas hob, wall mounted stainless steel extractor fan. Plastered walls and ceiling. Vinyl flooring. Under stairs storage. Radiator.

FIRST FLOOR

Landing

Banister rail. Plastered walls and ceiling. Attic entrance. Fitted carpet. Radiator.

Family Bathroom

3 piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath. Tiled floor. Radiator. Partial tiled and plastered walls. Plastered ceiling.

Bedroom 1

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

En-suite shower room

uPVC double glazed window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and enclosed shower cubicle with mixer shower. Part tiled walls. Plastered walls and ceiling. Tiled floor. Radiator.

Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Built in wardrobe. Radiator.

Bedroom 3

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

EXTERIOR

Side Driveway

2 car tarmacadam driveway.

Rear Garden

Enclosed rear garden, Side access from driveway. Paved patio area leading to lawn area. Wood fencing.

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

D

Current heating type

Combi

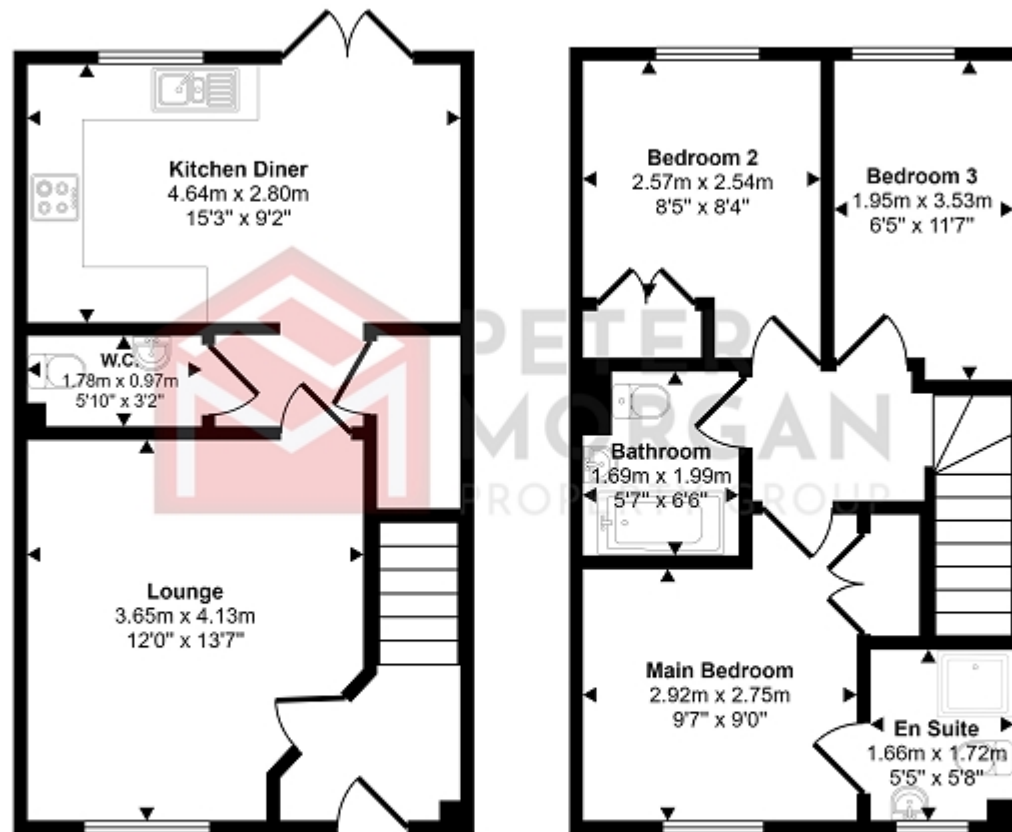
Tenure

Freehold





Approx Gross Internal Area
77 sq m / 828 sq ft




Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 39 sq m / 416 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		96
(81-91) B	84	
(69-80) C		
(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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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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