

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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'Bronallt', Maesteg Road, Llangynwyd, Maesteg, Bridgend. CF34 9SN



PETER MORGAN

£325,000 Offers Invited

Main Features

- Detached chalet style bungalow
- 4 double bedrooms
- Far reaching views to the rear over countryside, woodland and hills
- Double aspect lounge/ dining room
- Kitchen and lean to conservatory
- Approximately 6.2 miles from the M4 at Junction 36. 2.1 miles from Maesteg town centre and within 1 mile of the historic village of Llangynwyd
- Conveniently located for local schools and countryside walks. Within approximately 200m from bus link and 0.4 miles from Cwmfelin station
- Newly laid fitted carpets
- uPVC double glazing and combi gas central heating. Vacant possession
- Council Tax Band: D. EPC: D

General Information

'BRONALLT' IS A DETACHED, 4 DOUBLE BEDROOM CHALET STYLE BUNGALOW BOASTING FAR REACHING VIEWS TO THE REAR OVER COUNTRYSIDE, WOODLAND, HILLS & THE PICTURESQUE DARREN VALLEY.

Situated on a main road location within the popular village of Llangynwyd. Approximately 6.2 miles from the M4 at Junction 36. 2.1 miles from Maesteg town centre and within 1 mile of the historic village of Llangynwyd. Conveniently located for local schools and countryside walks. Within approximately 200m from bus link and 0.4 miles from Cwmfelin station.

This home has internal accommodation comprising ground floor central hallway with staircase to landing, double aspect lounge/ dining room, kitchen, lean to conservatory, family bathroom and 2 bedrooms. First floor landing & two spacious double bedrooms.

Externally there are gardens to front and rear. Flagstone paved two car driveway & single garage.

The property benefits from Combi gas central heating, uPVC double glazing,

newly laid fitted carpets and is offered for sale with vacant possession. Please visit our new and improved website for more information.

Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities.

One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate.

The restoration of Maesteg Town Hall and its historic clock and concert hall is an ongoing project and is soon to be completed. The aim is to preserve and enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

GROUND FLOOR

Hallway

uPVC double glazed entrance door to front. Tiled floor. Spindled and carpeted staircase to 1st floor. Radiator. Wall mounted gas central heating thermostat. Smoke alarm. Cupboard. Boxed in electric meter and consumer unit. Plastered walls and ceiling. Coving. White colonial style panelled doors to living room and bedrooms.

Lounge/Dining Room

Double aspect room with uPVC double glazed windows to front and the rear having far reaching views over woodland, hills and the Darren Valley. Two radiators. Fitted carpet. Stone tiled hearth and wood mantle. Plastered walls and ceiling. Coving. Ceiling roses. TV connection point. White colonial style panelled door to..

Kitchen

uPVC double glazed window and door to conservatory and having far reaching views of countryside, woodland, hills and the Darren Valley. Fitted kitchen with a variety of wall mounted and base units finished with wood effect doors. Stainless steel sink unit with mixer tap. Tiled splashbacks. Oven, grill, hob and extractor hood. Plumbed for washing machine Tiled floor. Radiator. Plastered ceiling. Coving. Radiator. Corner storage cupboard.

Conservatory

uPVC double glazed windows to front, side and rear enjoying views over rear garden, woodland, hills, countryside and the Darren Valley. Sliding patio door to garden. Unit plumbed for washing machine. Tiled floor. Polycarbonate roof.

Family Bathroom

uPVC double glazed window to rear. Four piece bathroom suite finished in white comprising close coupled WC, pedestal hand wash basin, panelled bath and shower cubicle with electric shower. Tiled wall. Laminate flooring. Plastered ceiling. Coving. Radiator.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator. Plastered walls and ceiling. Coving. Telephone and Internet connection points.

Bedroom 2

uPVC double glazed window to rear with far-reaching views over countryside, woodland, hills and the Darren Valley. Fitted carpet. Plastered walls and ceiling. Coving. Radiator.

FIRST FLOOR

Landing

Balustrade with spindles. Plastered walls and ceiling. Fitted carpet. Colonial style panelled doors to 1st floor rooms.

Bedroom 3

uPVC double glazed window to side. Plastered walls and ceiling. Fitted carpet. Airing cupboard housing wall mounted Combi gas central heating boiler. Low level door to attic eaves. TV and Internet connections.

Bedroom 4

uPVC double glazed window to side. Built in storage cupboard. Plastered walls and ceiling. Fitted carpet. Radiator. Two low level doors to attic eaves.

EXTERIOR

Front Garden

Laid with decorative stone and circular paved patio features. Turfed area and planting bed. A variety of ornamental trees. Conifer screening to front. Double gates leading to Indian flagstone paved driveway for two cars leading to..

Attached Garage

uPVC sliding door to front. uPVC double glazed window and door to garden. Electric power point.

Rear Garden

Rear garden with far reaching countryside, woodland and views of the Darran Valley. Laid with two paved patio areas, accessible from conservatory with steps and handrails leading to further patio area with wooden balustrade and turfed garden with mature hedging. Garden shed. Paved pathway and terrace.

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

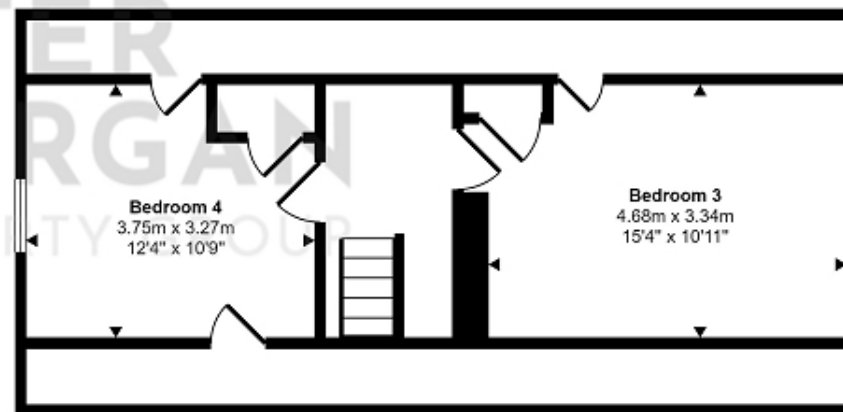
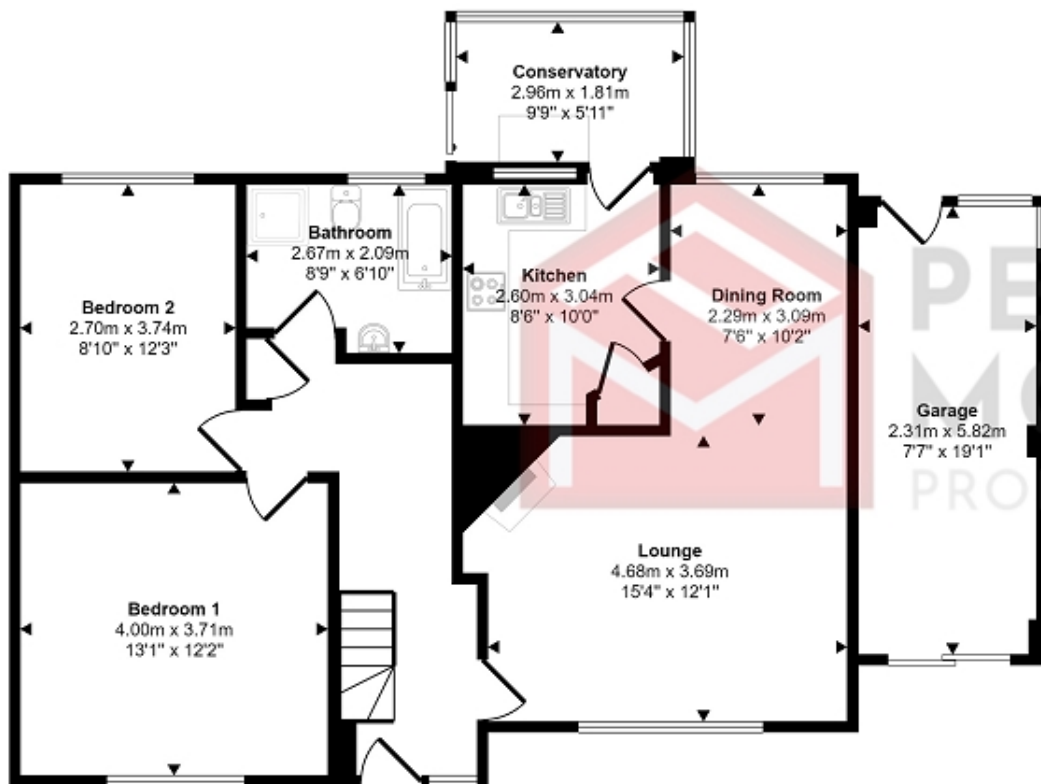
Freehold







Approx Gross Internal Area
153 sq m / 1643 sq ft



First Floor
Approx 54 sq m / 577 sq ft

Ground Floor
Approx 99 sq m / 1066 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.



Bronallt Maesteg Road, Llangynwyd, Maesteg, Bridgend. CF34 9SN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



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

Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

www.petermorgan.net

03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

