

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

10 Heol Y Felin, Bettws, Bridgend, Bridgend County. CF32 8TE

Offers In Region Of **£110,000**

Main Features

- Three bedroom semi detached house
- Lounge
- Kitchen and utility room
- Bathroom and cloakroom
- Front and rear gardens
- approximately 4 miles from the M4 at Junction 36 and major shopping outlets at McArthur Glen Designer Village
- Ideal for those looking for a semi-rural location
- Excellent views overlooking the mountain side
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC:D

General Information

THREE BEDROOM SEMI DETACHED PROPERTY WITH FRONT AND REAR GARDENS.

Convenient for commuters, being approximately 4 miles from the M4 at Junction 36 and major shopping outlets at McArthur Glen Designer Village. Ideal for those looking for a semi-rural location. Excellent views overlooking the mountain side.

This home has accommodation comprising ground floor porch, hallway, cloakroom, utility room, living room and kitchen. First floor landing, 3 bedrooms and a family bathroom. Externally there is a front garden and rear garden, The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Porch

uPVC front door. Plastered walls. Dado rail. Textured ceiling. Laminate wood effect flooring. Radiator.

Utility Room

uPVC window. Plastered walls and ceiling. Tiled floor. Plumbed for washing machine and tumble dryer.

Hallway

Stairs leading to first floor. Plastered walls. Dado rail. Textured ceiling. Laminate wood effect flooring. Storage room. Radiator.

Cloakroom

uPVC window. Papered walls. Textured ceiling. Part tiled walls. Low level w.c with concealed cistern. Wall mounted hand wash basin. Wood effect laminate flooring. Radiator.

Kitchen

uPVC window and French doors. Fitted kitchen comprising wall mounted and base units finished with yellow gloss doors. Wood effect laminate worktops. Stainless steel sink unit. Integral electric oven and hob. Combi gas central heating boiler housed in cupboard. Grey tiled splashback. Wood effect laminate flooring. Part tiled floor. Radiator.

Lounge

uPVC window. Plastered walls. Textured ceiling. Laminate wood effect flooring. Fire place with marble effect hearth and wood surround. Radiator.

FIRST FLOOR

Landing

uPVC window. Papered walls. Textured ceiling. Storage cupboard. Fitted carpet.

Bathroom

uPVC window. 3 piece suite comprising panelled bath with overhead electric shower, low level w.c with concealed cistern and wall mounted hand wash basin. Tiled walls. Textured ceiling. Vinyl wetroom flooring. Chrome towel radiator.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Featured wall panelling. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Plastered walls. Textured ceiling. Featured papered wall. Small storage cupboard. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Enclosed front garden with gate access. Concrete pathway. Decorative stone covered area.

Rear Garden

Rear garden with wood fence surround. Rear gated access. Paved patio area. Pathway leading to rear gate. 2 lawned areas.

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

A

Current heating type

Combi

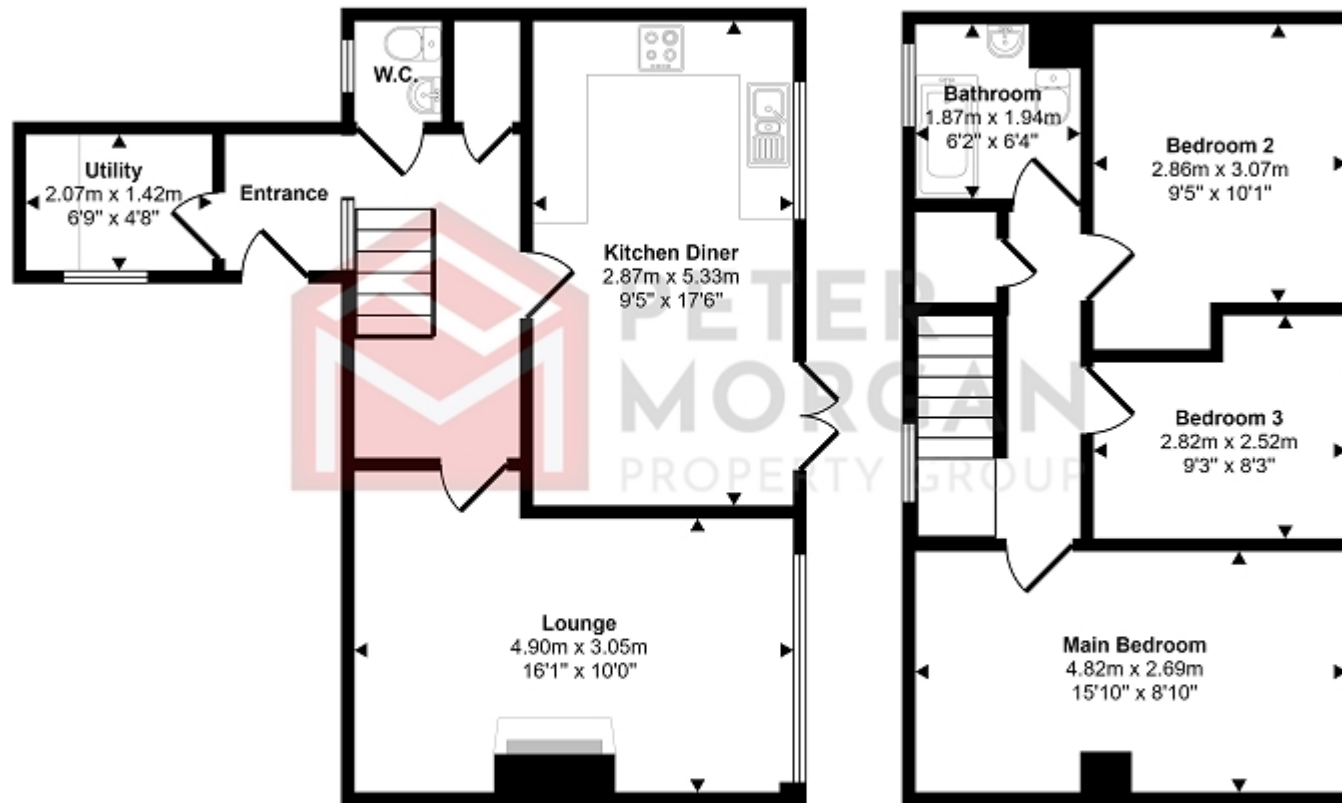
Tenure

Freehold





Approx Gross Internal Area
89 sq m / 953 sq ft




Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 42 sq m / 448 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		
(69-80) C		79
(55-68) D	63	
(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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