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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

19 Chelsea Avenue, Bridgend, Bridgend County. CF31 4QU

£200,000 Offers Invited

Main Features

- 3 Bedroom Semi detached property.
- Culdesac Location.
- Lounge/Dining room.
- First floor shower room.
- Driveway parking for up to 4 cars.
- Detached studio/workshop.
- Approximately 1.5 miles to Bridgend Town Centre.
- Approximately 3.7 miles to the M4 at junction 36.
- Rewired in 2021 and updated combi boiler installed 2020.
- Council Tax Band: C EPC: D

General Information

3 BEDROOM SEMI DETACHED 1960s TRADITIONALLY BUILT HOME WITH GARDEN STUDIO, 4 CAR DRIVEWAY, PRIVATE GARDENS & MORE!

Situated in a popular culdesac location, highly convenient for local schools, shops and bus links. Approximately 1.5 miles to Bridgend Town Centre, 3.7 miles from the M4 at junction 36 and 6.5 miles from the heritage coastline at Ogmore By Sea.

This home has accommodation comprising Hallway, Lounge, Dining Room, Kitchen, Landing, Family Shower Room and 3 Bedrooms.

Externally there are gardens to front and Rear and a detached workshop/studio in rear garden.

The property benefits from being rewired in 2021, Combi gas central heating installed 2020 and Upvc Anglian double glazing.

GROUND FLOOR

Hallway

UPVC double glazed front door with matching side panel. Carpeted staircase with handrail to first floor. Under stairs cupboard housing electric/gas meters and consumer unit (Rewired 2021). Radiator. Telephone and Internet connection points.

Kitchen

UPVC double glazed window to side. Aluminium double glaze door to rear garden. Range of wall mounted and base units. Stainless steel sink. Electric cooker point. Carbon monoxide detector. USB charging points. Mains powered smoke alarm. Inset ceiling spotlights. Plumbed for washing machine. Wall mounted Combi gas central heating boiler (installed 2020). Sliding door to dining room.

Lounge

UPVC double glazed window with fitted vertical blinds to front. Radiator. Fitted carpet. Fireplace recess. TV connection point. Original glass sliding doors to

Dining Room

UPVC double glazed window to rear. Fitted vertical blind. Radiator. Fitted carpet. USB charging points. Sliding door to kitchen.

FIRST FLOOR

Landing

UPVC double window with fitted vertical blind to side. Fitted carpet. Attic entrance with pulldown loft ladder. Leading to part boarded loft space with light.

Family Shower Room

uPVC double glaze window to rear. Three piece suite in white comprising WC with pushbutton. Pedestal hand wash basin. Shower cubicle with rainstorm mixer shower and hair wash spray. Tiled walls. Cushion flooring. Radiator.

Bedroom 1

UPVC double glazed window with fitted vertical blind to front. Radiator. Fitted carpet. Alcove.

Bedroom 2

UPVC double glazed window with fitted vertical blind to rear. Radiator. Fitted carpet. Linen cupboard.

Bedroom 3

UPVC double glaze window to front. Vertical blind. Radiator Fitted carpet. Built in wardrobe.

EXTERIOR

Front Garden

Laid to lawn with a variety of ornamental shrubs. Mature hedging. Paved pathway leading to front door. Courtesy light. External porch. Driveway to side for approximately four cars. Dividing double gates. Gated access to garden.

Rear Garden

West facing garden (afternoon sun). Laid to lawn and paved patio areas. Variety of planting beds. Floodlight. Water tap. Wooden garden shed. Screened to the rear by mature trees backing onto Culvert.

Detached Studio/ Workshop

Studio Section

UPVC double glazed windows to side and door to front. Plastered walls and ceiling. Electrical consumer unit. Electric light and power points. Fitted carpet.

Workshop/ Studio Section

Door and window to rear garden. Electric light and PowerPoints.

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

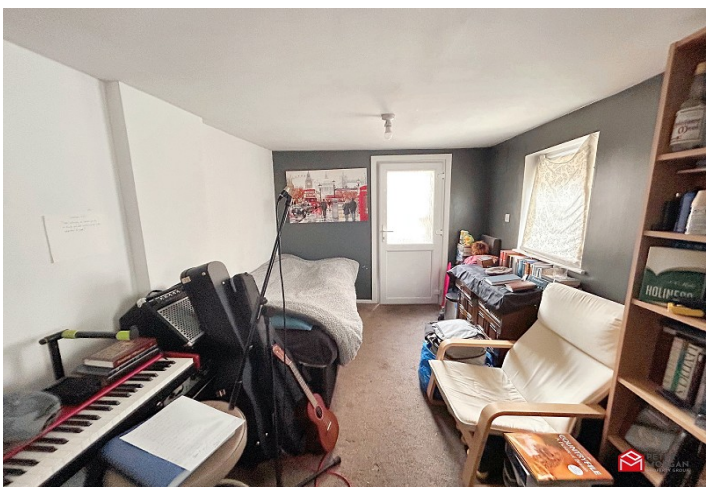
Current heating type

Combi

Tenure

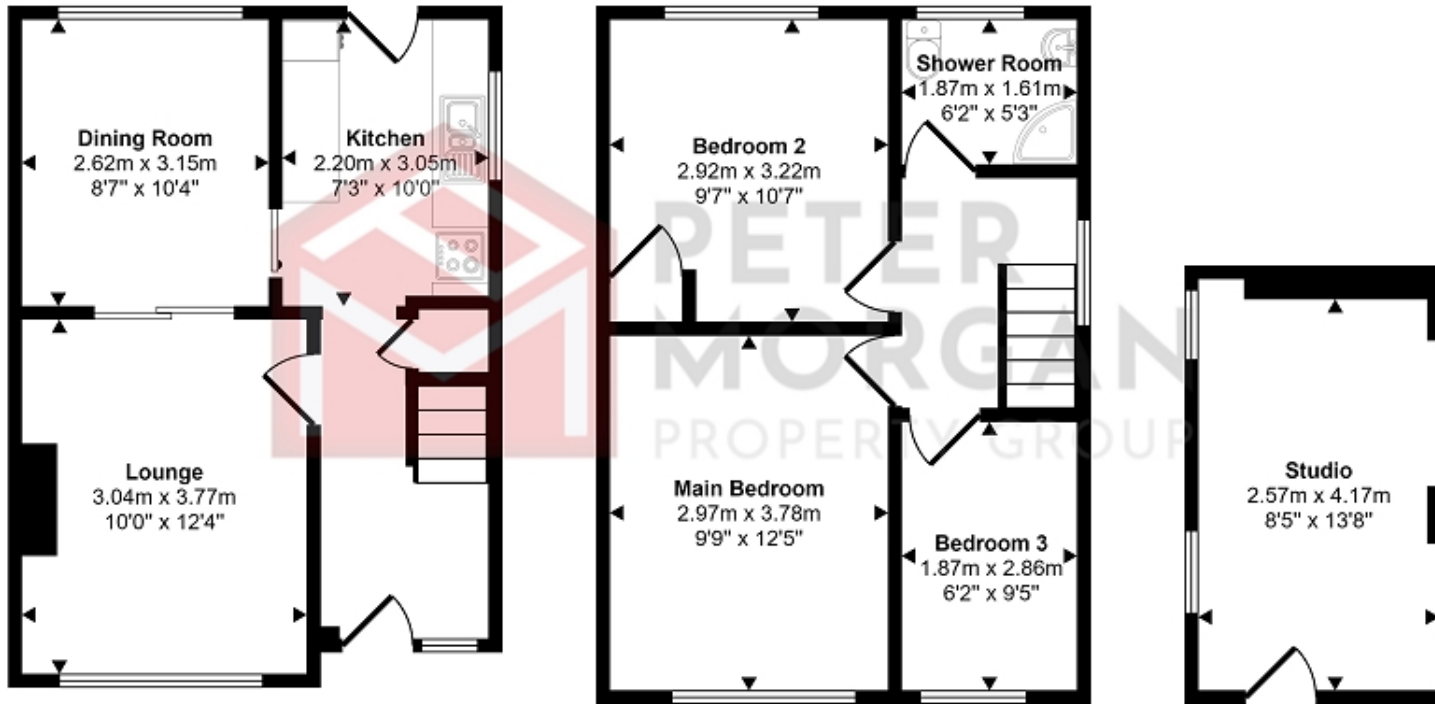
Freehold







Approx Gross Internal Area
81 sq m / 874 sq ft




Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 36 sq m / 384 sq ft

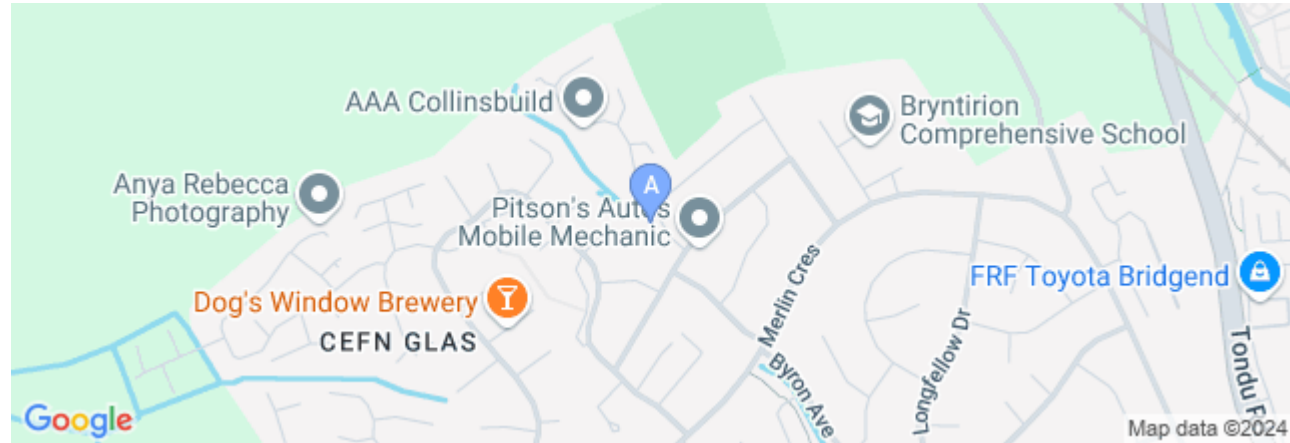
Studio
Approx 11 sq m / 121 sq ft

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		86
(69-80) C		
(55-68) D	64	
(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

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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

