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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

29 Llys Pentre, Broadlands, Bridgend, Bridgend County. CF31 5DY

Offers In Region Of £240,000

Main Features

- 3 bedroom semi detached home
- Lounge with patio doors to garden
- Integral garage and driveway
- Family bathroom, ensuite and cloakroom
- Front and rear gardens
- Approximately 1/2 mile from local shopping precinct and school
- Approximately 4 miles from the M4 at Junction 36 and 1.5 miles from Bridgend Town centre
- Approximately 6 miles from the coastline at Ogmore By Sea
- uPVC double glazing and gas central heating
- Council Tax Band: D. EPC:C

General Information

3 BEDROOM SEMI DETACHED HOUSE, FRONT AND REAR GARDEN, SIDE ACCESS WITH INTEGRAL GARAGE.

Situated in a popular location on the Broadlands Development. Approximately 1/2 mile from local shopping precinct and school. Convenient for the A48 and local amenities. Approximately 4 miles from the M4 at Junction 36, 1.5 miles from Bridgend Town centre, 6 miles from the coastline at Ogmore By Sea. 25.5 miles from Cardiff City Centre and 22 miles from Swansea City Centre. 18 miles from Cardiff International Airport.

This home has accommodation comprising ground floor, hallway, kitchen, cloakroom, living room, first floor landing, bathroom and 3 bedrooms, ensuite to bedroom 1. Externally there is a front garden, side access to rear garden, garage, and driveway. The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Hallway

Wood/steel front door. Plastered walls and ceiling with inset spotlights. Wood effect laminate flooring. Door leading to internal garage. Radiator.

Kitchen

uPVC window. Plastered walls and ceiling. Fitted kitchen comprising wall mounted and base units with gloss white doors. Quartz worktops and upstands. Pop up worktop electric points. Undermounted stainless sink unit with single tap. Integral stainless steel electric oven and gas hob. Wall mounted stainless steel extractor fan. Space for further oven or microwave. Integral fridge freezer. Quartz breakfast bar. Tiled floor.

Cloakroom

Plastered walls and ceiling. Two piece suite comprising close coupled w.c and wall mounted hand wash basin with tiled splashback. Tiled floor. Radiator.

Lounge

uPVC window and French doors. Plastered walls and ceiling. Feature electric fire place with solid hearth and surround. Wood effect laminate floor. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Airing cupboard. Fitted carpet.

Bathroom

uPVC window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and bath with shower attachment and shower curtain rail. Tiled walls. Plastered ceiling. Tiled floor. Radiator.

Bedroom 1

uPVC window. Plastered walls and ceiling. Built in wardrobe. Wood effect laminate flooring. Radiator.

En-suite shower room

uPVC window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and shower cubicle with bi folding chrome doors and mixer shower. Tiled walls. Plastered ceiling. Tile floor. Chrome radiator.

Bedroom 2

uPVC window. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

Bedroom 3

uPVC window. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

EXTERIOR

Front Garden

Tarmac single driveway leading to single garage. Grass area with tree line to the front. Side access to rear garden. Paved pathway with decorative stone edging.

Integral Garage

Up and over vehicular door to front. Doorway to dwelling. Plastered walls and ceiling. Electric points and lighting. Plumbed for washing machine. Carpet.

Rear Garden

Enclosed rear garden with wooden fencing. Paved patio pathway with decorative stone edging. Grass lawn 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

Current council tax banding

D

Current heating type

Gas

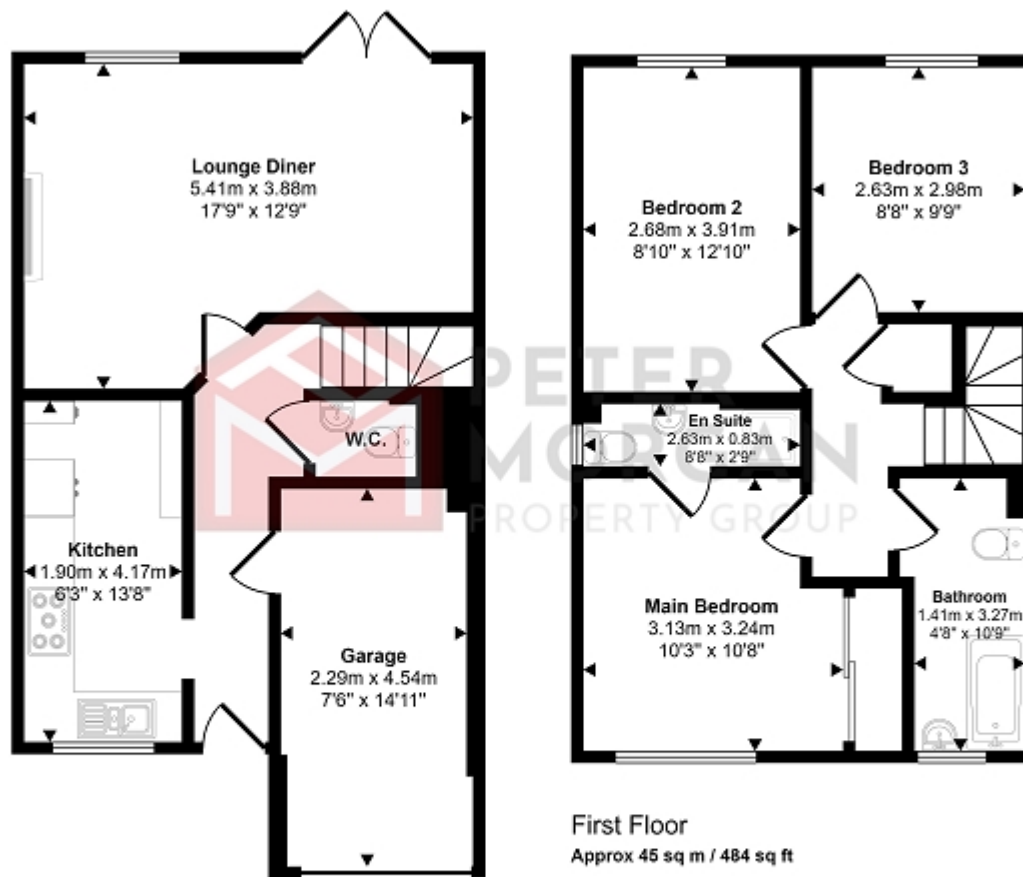
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 48 sq m / 516 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		88
(69-80) C	76	
(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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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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