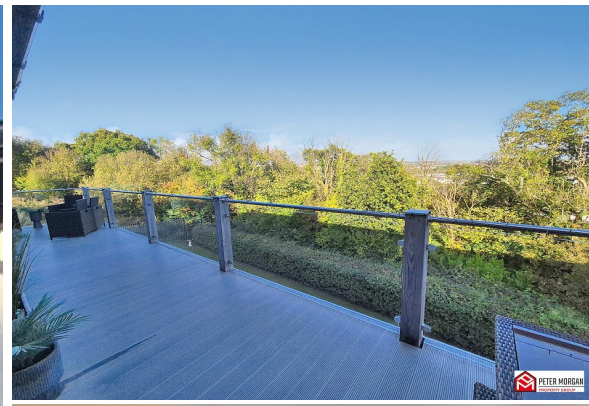


THE GUILD
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2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP

1a Woodridge, Bridgend, Bridgend County. CF31 4PE

£379,950



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Main Features

- 3 double bedroom penthouse apartment
- Exclusive secure gated community in Woodland setting
- Open plan kitchen/ dining / living room
- Family bathroom and 2 ensuite shower rooms
- 2 car allocated parking and communal landscaped gardens
- highly convenient for local public transport links, schools & Bridgend Town Centre
- The Heritage coastline is within approximately 7 miles at Ogmores By Sea. The M4 is approximately 3 miles at Junction 36
- Approximately 23 miles from Cardiff City Centre. Approximately 22 miles from Swansea City Centre
- Aluminium double glazing and combi gas underfloor heating
- Council Tax Band: F. EPC: C

General Information

1A WOODRIDGE IS A CONTEMPORARY 3 BEDROOM PENTHOUSE APARTMENT BOASTING ATTRACTIVE OPEN PLAN LIVING WITH FULL LENGTH GLASS WINDOWS & DOORS TO BALCONY. SET IN A SECURE GATED COMMUNITY IN A MATURE WOODLAND SETTING & BENEFITTING FROM 2 EN-SUITE SHOWER ROOMS, FAMILY BATHROOM, UNDER FLOOR HEATING, ANODISED ALUMINIUM DOUBLE GLAZING, ALLOCATED PARKING & MORE!

Situated off Cefn Glas Road, highly convenient for local public transport links, schools & Bridgend Town Centre.

The Heritage coastline is within approximately 7 miles at Ogmores By Sea. The M4 is approximately 3 miles at Junction 36. Approximately 16 miles from Cardiff International Airport. Approximately 23 miles from Cardiff City Centre. Approximately 22 miles from Swansea City Centre. Major intercity rail link is accessible at Bridgend.

This home has internal accommodation comprising ground floor hallway and staircase leading to open plan fitted kitchen / dining / lounge with full length

anodised aluminium double glazed windows and doors to balcony which overlooks the communal garden & woodlands, utility room, 3 double bedrooms, bathroom & en-suite shower rooms to bedrooms one and two.

This home benefits from anodised aluminium double glazing and combi gas under floor heating. 2 allocated parking spaces and visitor parking. Communal well maintained gardens.

Please note there is a no Pets policy at the Woodridge Developments.

Apartment Accommodation

Hallway

Aluminium front door. Plastered walls and ceiling. Fitted carpet. Carpeted staircase with handrails to..

Open Plan Kitchen/ Dining/ Living

Open plan indoor/outdoor living space to include kitchen, dining room and lounge as follows..

Kitchen Area

Aluminium door and window to balcony. Fitted kitchen comprising a range of wall mounted and base units finished with white gloss doors. Stone effect laminate worktops. Integrated stainless steel electric oven, gas hob and wall mounted stainless steel and glass extractor fan. Integrated fridge freezer. Stainless steel corner sink with mixer tap. Integrated dishwasher. Kardean tile effect flooring. Underfloor heating. Tiled splashback. Plastered walls and ceiling with inset ceiling spotlights. Exposed wood beam.

Dining Area

Aluminium door and window to balcony. Plastered walls and ceiling with inset ceiling spotlights. Exposed wood beams. Kardean flooring. Underfloor heating. Store cupboard.

Lounge Area

Aluminium door and wrap around windows to balcony. Plastered walls and ceiling with inset spotlights. Exposed wood beams. Fire place with inset electric fire and decorative brick tile surround. Fitted carpet.

Utility Room

Aluminium window. Plastered walls and ceiling with inset spotlight. White gloss kitchen units with stone effect laminate worktops. Space for washing machine and tumble dryer. Tiled splashback. Combi gas central heating boiler. Stainless steel sink unit with mixer tap. Kardean tile effect flooring. Underfloor heating.

Family Bathroom

Aluminium window. 3 piece suite in white comprising wall mounted w.c with enclosed cistern, wall mounted sink with towel rail and tiled panelled bath with side filling taps. Tiled walls. Plastered ceiling with inset spotlights. Kardean tile effect flooring. Underfloor heating.

Bedroom 1

Aluminium windows and door leading to balcony. Plastered walls. Plastered ceiling with inset spotlights. Exposed wood beams. Built in wardrobes. Fitted carpet. Underfloor heating.

En-suite shower room

Aluminium window. 3 piece suite comprising wall mounted w.c with enclosed cistern, wall mounted sink with towel rail and walk in shower enclosure with sliding door and mixer shower. Tiled walls. Plastered ceiling with inset spotlights. Kardean tile effect flooring. Underfloor heating.

Bedroom 2

Aluminium windows. Plastered walls. Plastered ceiling with inset spotlights. Fitted carpet. Underfloor heating.

En-suite shower room

3 piece suite in white comprising wall mounted sink with towel rail, wall mounted w.c with enclosed cistern and shower cubicle with mixer shower. Tiled walls. Kardean tile effect flooring. Underfloor heating. Plastered walls. Plastered ceiling with inset spotlights.

Bedroom 3

Aluminium window. Plastered walls. Plastered ceiling with inset spotlights. Storage area. Fitted carpet. Underfloor heating.

EXTERIOR

Electric gated communal areas with surrounding garden area. Allocated parking for 2 cars.

Balcony

Composite decking. Glass balustrade with stainless steel handrails.

Leasehold details

Service charge £1930.00 per annum
Length of lease 999 years from 6th March 2008

Please Note:

Please note there is a no Pets policy at the Woodridge Developments.

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 drainage

Current council tax banding

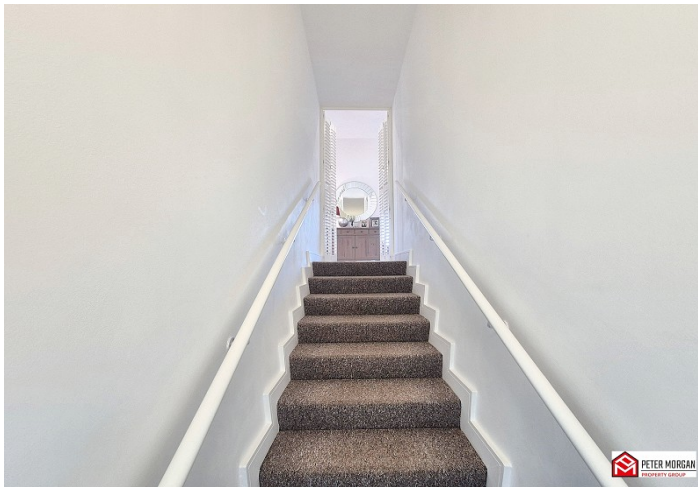
F

Current heating type

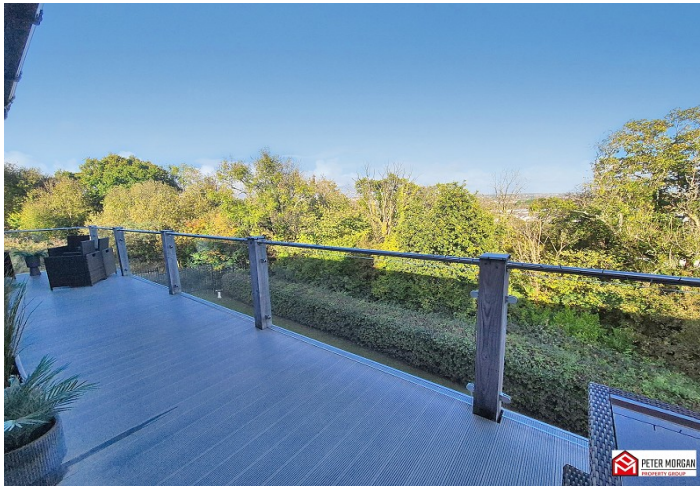
Combi

Tenure (To be confirmed)

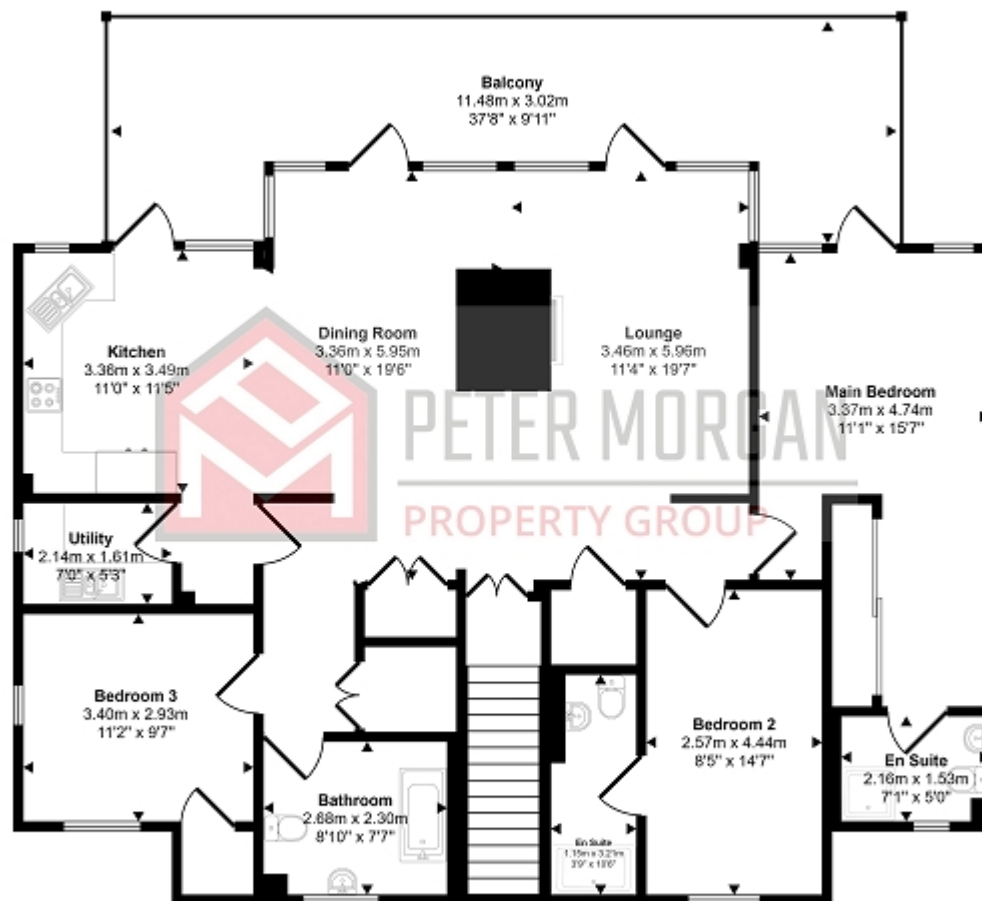
Leasehold







Approx Gross Internal Area
135 sq m / 1448 sq ft




First Floor

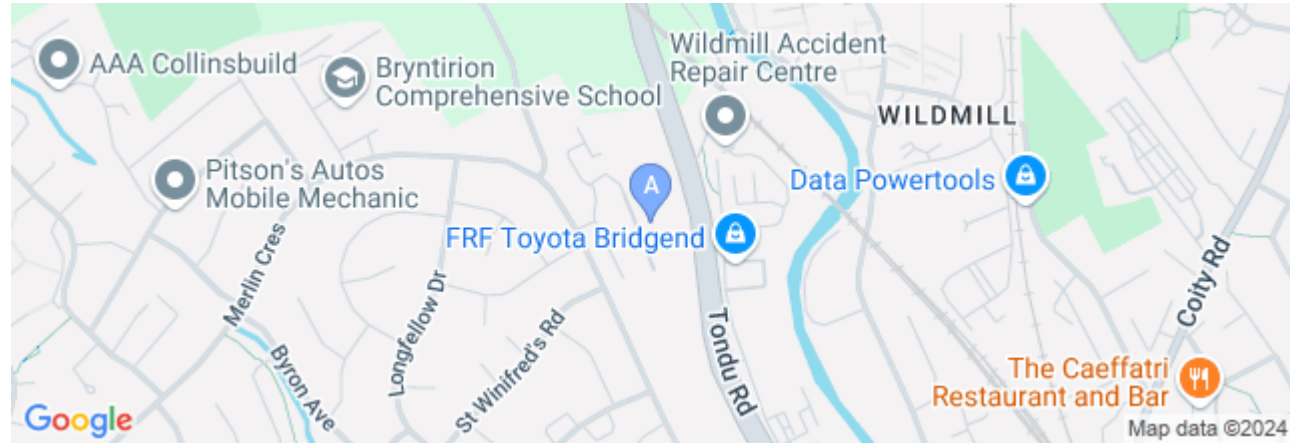
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



1a Woodridge, Bridgend, Bridgend County. CF31 4PE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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.

Neath Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	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

