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PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**'Cuckoo Cottage', 187 Bryn Road, Brynmenyn, Bridgend, Bridgend County. CF32 9LA**

PETER MORGAN

**£150,000** Offers Invited

## **Main Features**

- Stone built semi detached 1 bedroom cottage
- Fully renovated and sympathetically modernised
- Charm and character
- living room with wood burning stove stone spiral staircase
- Contemporary fitted kitchen/ breakfast room with appliances
- Situated within approximately 300m from Bryngarw Country Park and overlooking the Garw river
- Conveniently located for local pub, schools, leisure centre, swimming pool and cycle tracks
- Approximately 2 1/2 miles from the M4, bus terminal and out of town shopping at Sarn Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band:C. EPC: D

## **General Information**

FULLY RENOVATED AND SYMPATHETICALLY MODERNISED STONE BUILT SEMI DETACHED ONE BEDROOM COTTAGE WITH CHARM AND CHARACTER.

Situated within approximately 300m from Bryngarw Country Park and overlooking the Garw river. Conveniently located for local pub, schools, leisure centre, swimming pool and cycle tracks. Approximately 2 1/2 miles from the M4, bus terminal and out of town shopping at Sarn Junction 36. Approx 1 mile from Park and ride Rail link. Convenient for local cycle tracks and countryside.

This home has undergone major recent improvement works by the current owner and now provides smart bijou and characterful accommodation comprising living room with woodburning stove stone spiral staircase and wood beam ceiling, contemporary fitted kitchen/breakfast room with appliances. First floor double bedroom with fitted wardrobes and stone feature wall modern, fitted double shower room.

Externally, there is a landscaped front garden overlooking the Garw river communal green and road. Metal bike store shed and log store.

This home is heated by combi gas central heating and wood burner. uPVC double glazed windows and door.

Currently used as a holiday rental therefore furniture items could remain. Offered with vacant possession

## **GROUND FLOOR**

### **Living Room**

uPVC double glazed window and door to front. Venetian blind. Rustic wooden window sill. Recessed fireplace with wood burner and slate effect hearth. Wood mantle. Stone spiral staircase to side leading to 1st floor. Stone feature alcove. Wood beam ceiling with inset spotlights. Mains powered smoke alarm. Tubular radiator. Matt black electrical fittings. TV point. Open doorway to..

### **Kitchen/Breakfast Room**

uPVC double glazed windows with fitted venetian blinds to side and rear. Vaulted wood beam ceiling with inset spotlights. Contemporary fitted shaker style kitchen finished with Grey doors. Wood effect worktops. Tiled splashback. Composite sink unit with mixer tap. Integral oven, grill, microwave, slimline dishwasher, fridge and extractor hood . Laminate flooring. Rustic wooden breakfast bar. Mains powered smoke alarm. Kickboard electric hot and cold heater. Wall mounted electrical consumer unit. Matt black electrical fittings.

## **FIRST FLOOR**

## Bedroom

2 uPVC double glazed windows with fitted venetian blinds and stone sills to front. Fitted wardrobe housing wall mounted Combi gas central heating boiler. Tubular radiator. Matt black electrical fitments. Ceiling and bedside lighting. Laminate flooring. Oak balustrade and spindles. Feature wall with display shelf. Plastered walls and wood beam ceiling. Loft access. Sliding wood panelled door to..

## Shower Room

uPVC double glazed window to rear. Contemporary fitted three piece suite in white comprising close coupled w.c with push button flush, hand wash bowl set on vanity unit with monobloc tap, double shower cubicle with rainstorm shower and hair wash spray. Tiled and panelled surround . Tiled floor. Part tiled walls. Heated towel rail. Wood beam. Plastered ceiling. Inset spotlights.

## EXTERIOR

### Front Garden

Fully landscaped and overlooking the Garw river, communal green, cemetery and the Fox and Hounds public house. Access is via a pedestrian gate with on street communal parking to the side. Landscaped garden laid with decorative Cotswold stone. Flagstone paved pathways. Picket fencing. Pergola. Metal bike / garden storage shed. Planting areas. A variety of shrubs. External courtesy light. Key safe. Block and brick built boundary wall. Log store.

## 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](mailto: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

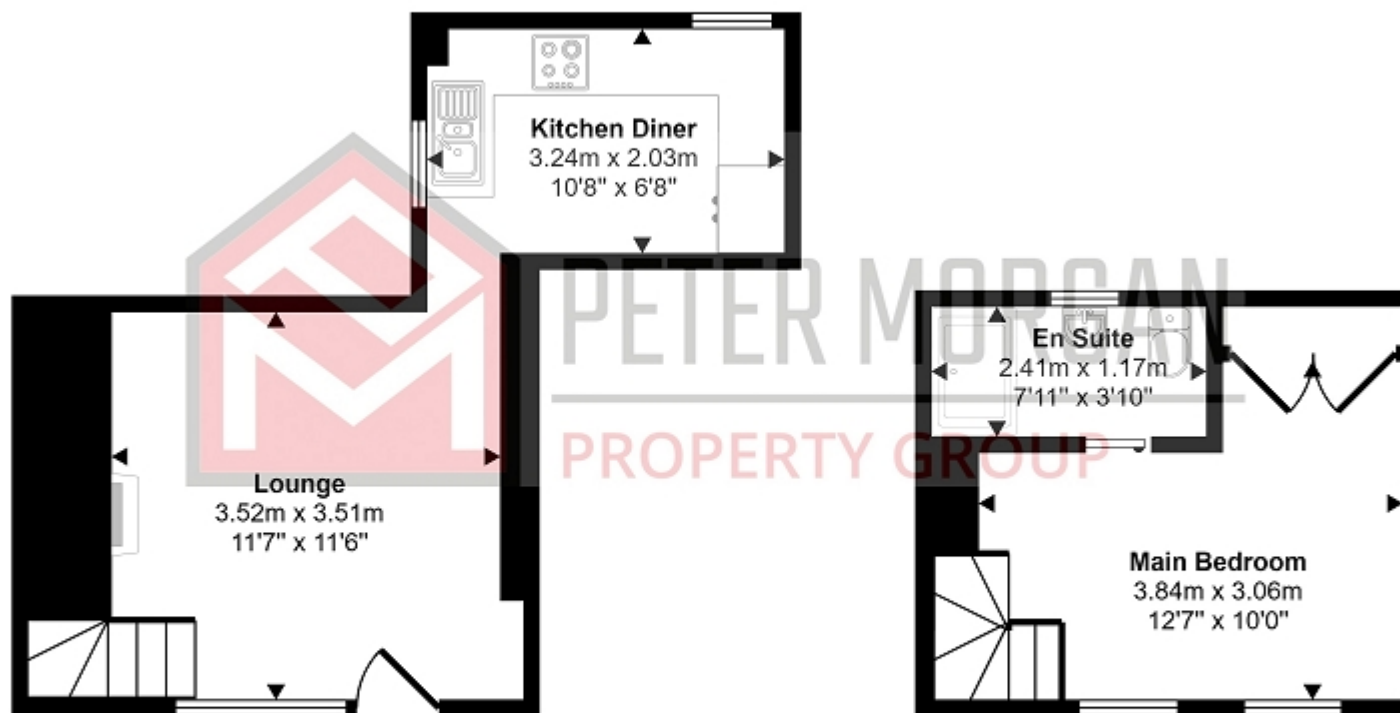
Freehold







Approx Gross Internal Area  
38 sq m / 407 sq ft



Ground Floor  
Approx 23 sq m / 245 sq ft

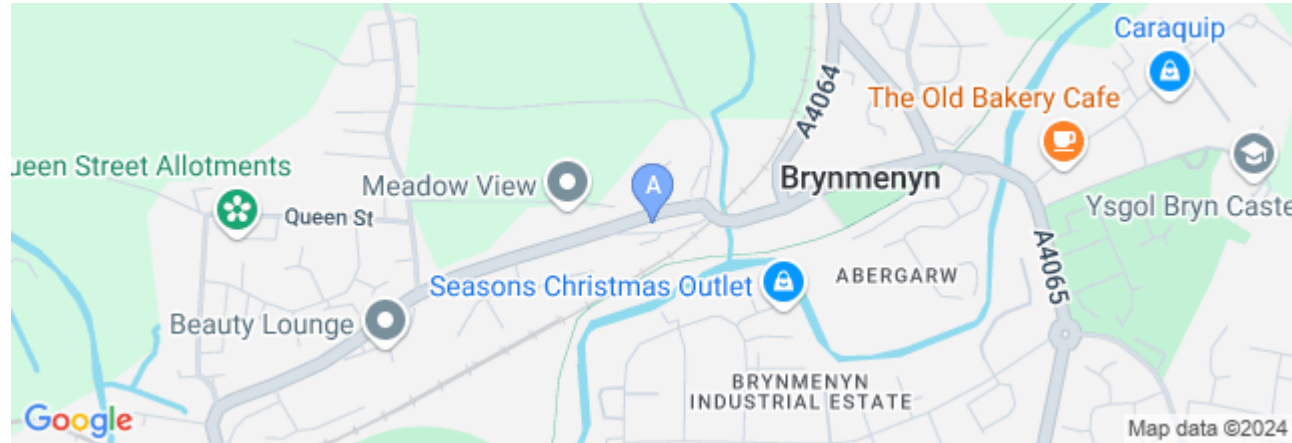
First Floor  
Approx 15 sq m / 162 sq ft

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.

# Cuckoo Cottage, 187 Bryn Road, Brynmenyn, Bridgend, Bridgend County. CF32 9LA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN



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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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