



**PETER MORGAN**  
PROPERTY GROUP

18<sup>th</sup> October 2024

# MARKET APPRAISAL GUIDE

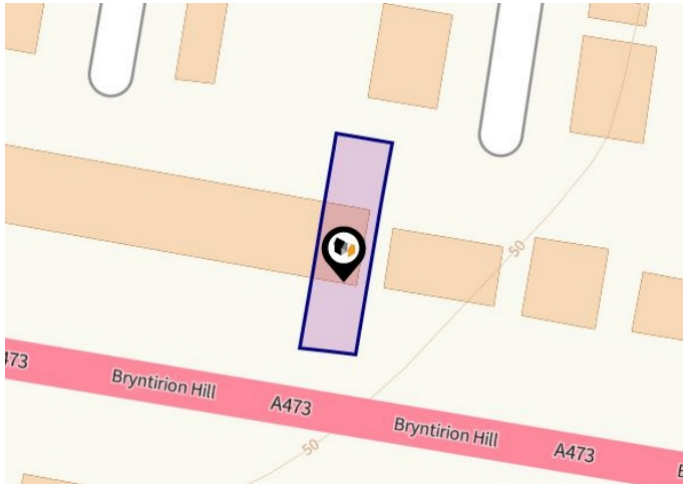
24, Bryntirion Hill, Bridgend, CF31 4DA



**The key facts about your property & the local market**

# YOUR PROPERTY

## Overview



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

UPRN:	100100477576
Floor Area:	1,173 ft <sup>2</sup> 109 m <sup>2</sup>
Plot Size:	0.08 acres
Council Tax Band:	E
Annual Cost:	£2,743
Land Registry Title Number:	WA429186
Tenure:	Freehold
Last Sold On:	19 July 2018
Last Sold Price:	£255,000

### AREA KEY FACTS

Local Authority:	Bridgend
Flood Risk:	No Risk
Conservation Area:	No
Property Details	
Property Type:	Semi-Detached
Bedrooms:	3
Bathroom:	1
Outside Space:	Garden fr and Rr
Parking:	driveway & Garage
Predicted Broadband Speeds	
Basic:	11 Mbps
Superfast:	259 Mbps
Ultrafast:	9000 Mbps
Satellite / Fibre TV Availability	
BT:	✓
Sky:	✓
Virgin:	✓

### PLANNING HISTORY

No Planning Records Available

# YOUR PROPERTY

## EPC

24, Bryntirion Hill, CF31 4DA

Energy rating

**D**

Valid until 03.04.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# SOLD IN STREET

## Since 1995

46, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
06/10/2023	£335,000
03/09/2015	£233,000
30/04/1996	£83,000
6, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
10/03/2023	£340,000
20, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
25/05/2022	£270,000
09/02/2018	£199,950
16/06/2005	£120,000
28, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
18/06/2021	£265,000
11/11/2014	£210,000
18/06/2010	£160,000

26, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
22/09/2020	£199,950
24, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
19/07/2018	£255,000
30/10/2017	£160,000
44, Bryntirion Hill, Bridgend, CF31 4DA - Detached House	
Dates Sold	Price
10/03/2017	£240,000
10, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
28/03/2014	£173,500
15/02/2013	£143,500

# SOLD IN STREET

## Since 1995

30, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
10/09/2010	£171,000

38, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
09/11/2009	£205,000
07/10/2005	£215,000
28/06/2005	£210,000

50, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
12/09/2007	£200,000

14, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
26/01/2007	£224,000
27/01/1995	£59,500

Parc Lodge, Bryntirion Hill, Bridgend, CF31 4DA - Detached House	
Dates Sold	Price
09/05/2001	£150,000

48, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
25/09/1998	£71,000

12, Bryntirion Hill, Bridgend, CF31 4DA - Semi-Detached House	
Dates Sold	Price
08/08/1998	£68,000

40, Bryntirion Hill, Bridgend, CF31 4DA - Detached House	
Dates Sold	Price
27/02/1998	£95,000

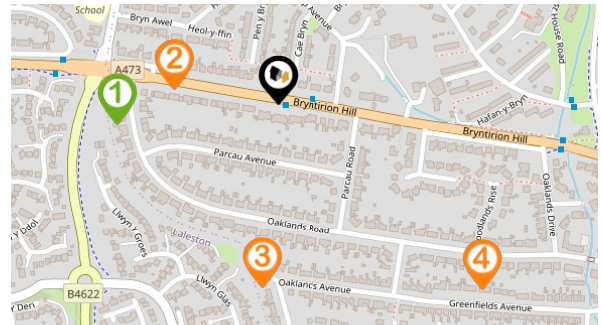
# SOLD IN STREET

## Since 1995

42, Bryntirion Hill, Bridgend, CF31 4DA - Detached House	
Dates Sold	Price
09/10/1996	£95,000

# COMPARABLE PROPERTIES

## FOR SALE or UNDER OFFER in your local area



1

### 149, OAKLANDS ROAD, BRIDGEND, CF31 4SX

Listed on: 21.08.2024  
 Price: £260,000  
 Type: Semi-Detached  
 Beds: 3  
 Distance: 0.15 miles  
 On Market: 58 days



2

### 50, BRYNTIRION HILL, BRIDGEND, CF31 4DA

Listed on: 26.10.2023  
 Price: £300,000  
 Type: Detached  
 Beds: 5  
 Distance: 0 miles  
 On Market: 358 days



3

### 36 OAKLANDS AVENUE, BRIDGEND, CF31 4ST

Listed on: 02.08.2024  
 Price: £210,000  
 Type: semi-detached  
 Beds: 3  
 Distance: 0.17 miles  
 On Market: 77 days



4

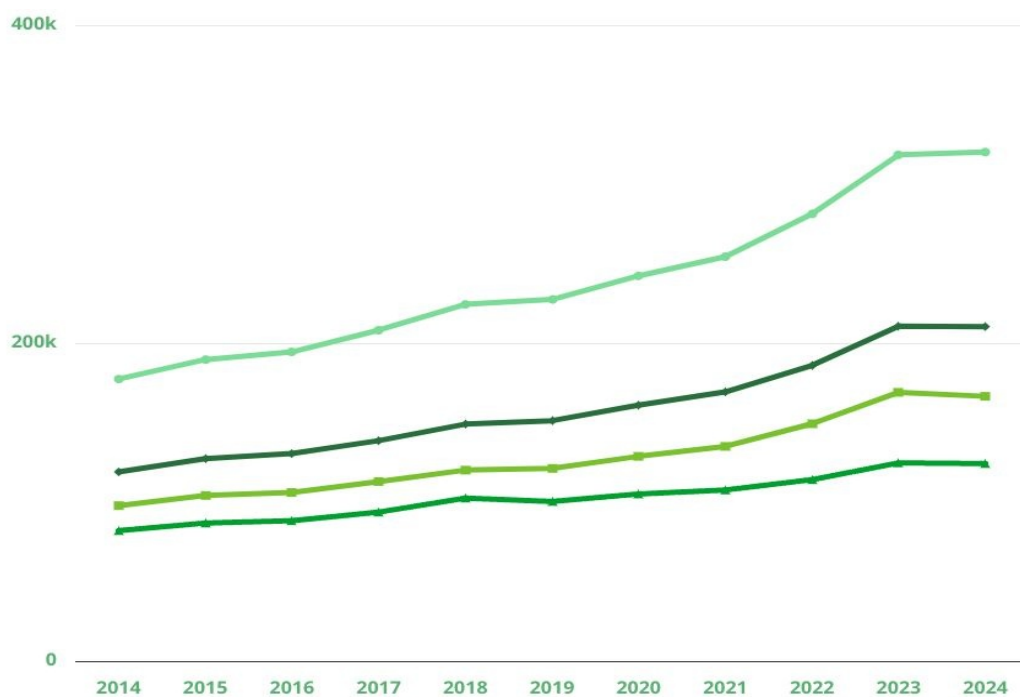
### 23, OAKLANDS ROAD, BRIDGEND, CF31 4SN

Listed on: 09.09.2024  
 Price: £295,000  
 Type: Semi-Detached  
 Beds: 3  
 Distance: 0.21 miles  
 On Market: 39 days

# LOCAL MARKET

## House Price Statistics for CF31

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 51.35%



**TERRACED**  
+ 70.24%



**SEMI-DETACHED**  
+ 76.74%



**DETACHED**  
+ 80.44%

**£300,000**

Price Estimate



# DATA QUALITY

OnTheMarket are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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