

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



24 Bryntirion Hill, Bridgend, Bridgend County. CF31 4DA

£345,000



PETER MORGAN

Main Features

- Modernised and extended traditional bay fronted semi
- 3-4 bedrooms
- Open plan indoor/ outdoor living
- Kitchen/ dining room with island
- Family bath/ shower room and ground floor cloakroom
- Front and rear gardens and detached outbuilding
- Situated in an established and popular location within approximately 1 mile from Bridgend Town Centre
- Convenient for schools, local shops & bus link
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC: D

General Information

MODERNISED AND EXTENDED TRADITIONAL BAY FRONTED 3-4 BEDROOM SEMI BOASTING 2 RECEPTION ROOMS, OPEN PLAN INDOOR/ OUTDOOR LIVING WITH EXTENDED KITCHEN/ DINING ROOM, FAMILY SIZE GARDENS, RESTORED WOOD FLOORING, BLOCK OUTBUILDING WITH POTENTIAL AND MORE!!

Situated in an established and popular location within approximately 1 mile from Bridgend Town Centre, convenient for schools, local shops & bus link.

This home has accommodation comprising hallway, lounge, study/ bedroom 4, open plan fully fitted kitchen/ dining room with island, cloakroom and utility room. First floor landing, family bathroom/ shower room and 3 bedrooms. Externally there are gardens to front and rear, 3-4 car driveway, side yard area and detached outbuilding.

The property benefits from uPVC double glazing, combi gas central heating, fitted window shutters and restored wood flooring.

GROUND FLOOR

Hallway

Composite double glazed door with full length double glazed side panels to front. Carpeted quarter turn staircase to 1st floor. Restored original wood flooring. Radiator with cover. Plastered walls and ceiling. Smoke alarm. Oak panelled doors to ground floor rooms. Under stairs store cupboard with electrical consumer unit.

Lounge

uPVC double glazed bay window with fitted shutters to front. Split stone feature fireplace with multi fuel stove and slate hearth. Alcoves. Vertical radiator. Restored original wooden floor. Picture rails. Pendulum and spotlights. Plastered walls and ceiling. Stainless steel electrical fitments.

Study / Sitting Room / Bedroom 4

uPVC double glazed bay window to side. Radiator. Fitted carpet. Plastered walls and ceiling. Wired for wall mounted television. Picture rails. Brushed steel electrical fitments. Fitted carpet. Oak doors to main hallway and kitchen/dining room.

Kitchen / Dining Room

Providing indoor outdoor living via uPVC double glazed French doors with matching full length side panels to rear garden.

Kitchen Area

Contemporary shaker style dark grey, wood grain doors with copper effect handles. Illuminated display cabinets. Illuminated marble effect solid laminate worktops with upstands. Inset one and a half bowl sink unit set in island with breakfast bar. Copper effect mixer tap. Integral oven, grill, 5 ring gas hob inset to chimney breast and having tiled splashback. Extractor hood and dishwasher. Space for American style fridge freezer. Brushed steel electrical fitments. USB charging points. Plastered walls and ceiling. Inset ceiling spotlights and pendulum light.

Dining Area

uPVC double glazed French doors with matching full length side panels to rear garden. Laminate flooring. Vertical radiator. Wired for wall mounted television. Plastered walls and ceiling. Inset ceiling spotlights. Brushed steel electrical fittings.

Cloakroom

uPVC double glazed window to rear. Two piece suite in white comprising close coupled w.c with push button flush and hand wash basin with mono bloc tap set in unit. Heated chrome towel rail. Laminate flooring. Extractor fan. Plastered walls and ceiling. Inset spotlights.

Utility Room

Fitted wall mounted and base units finished with grey wood grain shaker style doors and copper effect handles. Stainless steel sink unit with mixer tap. Wall mounted Combi gas central heating boiler. Laminate flooring. Plumbed for washing machine. Plastered walls and ceiling. Inset ceiling spotlights.

FIRST FLOOR

Landing

uPVC double glazed window to side. Fitted carpet. Plastered walls and ceiling. Picture rails. Vertical panelled white doors to bedrooms and...

Family Bathroom

uPVC double glazed window to side. Four piece bathroom suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with monobloc tap, freestanding bath with mixer tap and hairwash spray, double shower cubicle with rainstorm shower and hair wash spray. Part tiled and plastered walls. Plastered ceiling with inset spotlights. Chrome heated towel rail. Extractor fan.

Bedroom 1

uPVC double glazed bay window to front. Plastered walls and ceiling. Picture rails. Wired for wall mounted television. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Plastered walls and ceiling. Picture rails. Fitted carpet.

Bedroom 3

uPVC double glazed window to front. Plastered walls and ceiling. Picture rails. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Laid to lawn. Mature tree border with shrub hedge screening. Block paved driveway for 3 to 4 cars approximately. Three steps leading to outer porch with arched entrance and tiled floor. Outside lighting. Double wooden gates to..

Side Yard Area

Laid with decorative stone. Water tap. Brick built dividing wall.

Detached Outbuilding

Full width open entrance to front. Window to side.

Rear Garden

Landscape garden laid with flagstone patio and artificial turf. Decorative stone filled border. Raised decking. Wood framed child's playhouse. Garden storage attached to rear of outbuilding. Mature tree.

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

E

Current heating type

Combi

Tenure

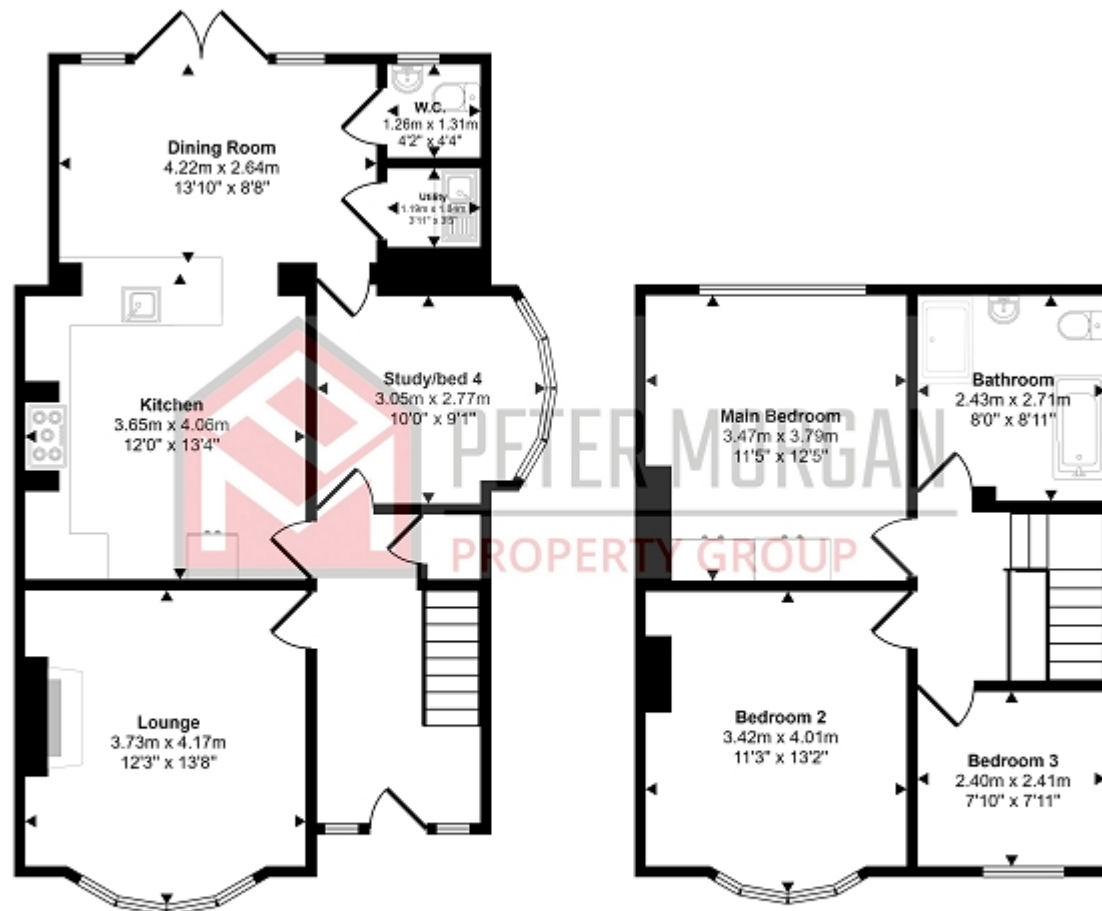
Freehold







Approx Gross Internal Area
111 sq m / 1195 sq ft



Ground Floor
Approx 65 sq m / 697 sq ft

First Floor
Approx 46 sq m / 498 sq ft

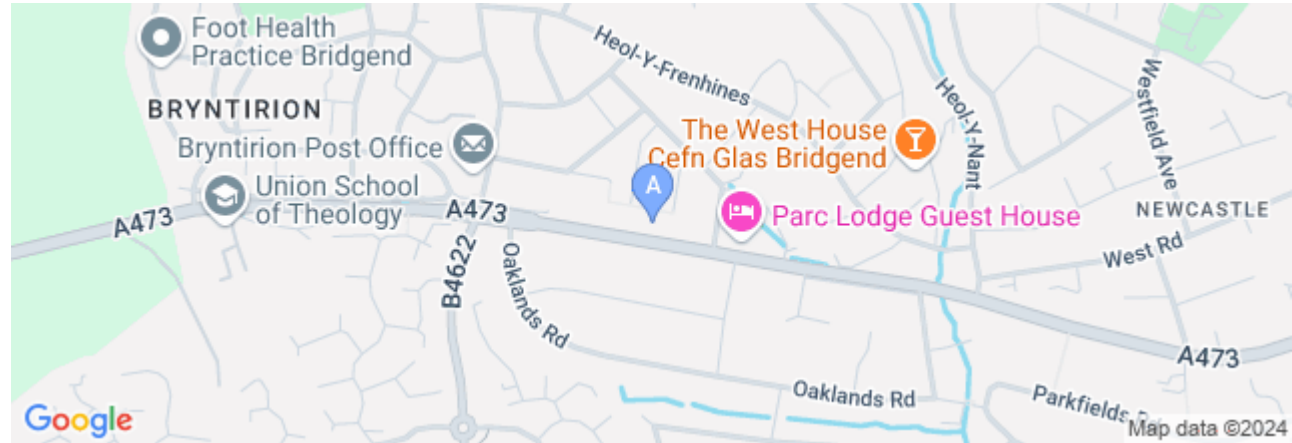
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



24 Bryntirion Hill, Bridgend, Bridgend County. CF31 4DA

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

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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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