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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

17 Cowbridge Road, Bridgend, Bridgend County. CF31 3BY

£145,000 Offers Invited

Main Features

- Stone built Victorian mid terraced home
- 2 double bedrooms
- Lounge/ dining room
- First floor bathroom
- situated within 100m of Town centre and is in the Oldcastle catchment
- Convenient for schools, shops, Newbridge Playing Fields and transport links
- Some modernisation required
- Rear garden with garage
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: C

General Information

STONE BUILT VICTORIAN MID TERRACED HOME WITH 2 DOUBLE BEDROOMS, REAR PARKING AND NO ONGOING CHAIN!

This property is situated within 100m of Town centre and is in the Oldcastle catchment. Convenient for schools, shops, Newbridge Playing Fields and transport links.

This home requires some modernisation and has accommodation comprising ground floor vestibule, hallway, lounge/ dining room and kitchen. First floor landing, bathroom and 2 spacious double bedrooms. Externally there is a forecourt style front garden and a courtyard style rear garden and garage. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Vestibule

Glazed wood main entrance door to front. Wall mounted electric meter. Stone feature wall. Glazed door to..

Hallway

Under stairs store cupboard. Telephone and Internet connection points. Stone feature niche. Glazed door to..

Lounge/Dining Room

Originally two rooms now comprising uPVC double glazed window with vertical blind to front. uPVC double glazed window with vertical blind to rear. Recessed feature fireplace with wood mantle and illuminated curved alcoves. TV connection. 2 radiators. Fitted carpet. Door leading to staircase and first floor.

Kitchen

uPVC double glazed windows to side and rear. A range of wall mounted and base units. One and a half composite sink unit with mixer tap. Tiled splashback. Integral oven, grill, hob and extractor hood/ Plumbed for washing machine. Undercounter fridge and freezer. Tiled floor. Radiator. Strip light.

FIRST FLOOR

Landing

Split level. Wrought iron balustrade. Airing cupboard housing wall mounted Combi gas central heating boiler.. Built-in storage cupboard with hanging rail. Loft access. Fitted carpet. Wall lights.

Bathroom

uPVC double glazed window to rear. Four piece suite comprising close coupled w.c, corner bath and wash hand basin set in unit and shower cubicle with mixer shower. Radiator. Fitted carpet. Wood panelled walls to dado rail. Sloped ceiling.

Bedroom 1

uPVC double glazed window to front. Fitted wardrobes. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Alcove.

EXTERIOR

Front Garden

Forecourt style front garden.

Rear Garden

Two tier courtyard style garden. External w.c. Rockery and water feature. Water tap.

Garage

Block and wood framed structure with corrugated metal roof. Doors to rear lane. uPVC double glazed pedestrian door. The garage is the full width of the rear garden.

Solar Panel Details

Awaiting documentation.

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

B

Current heating type

Combi

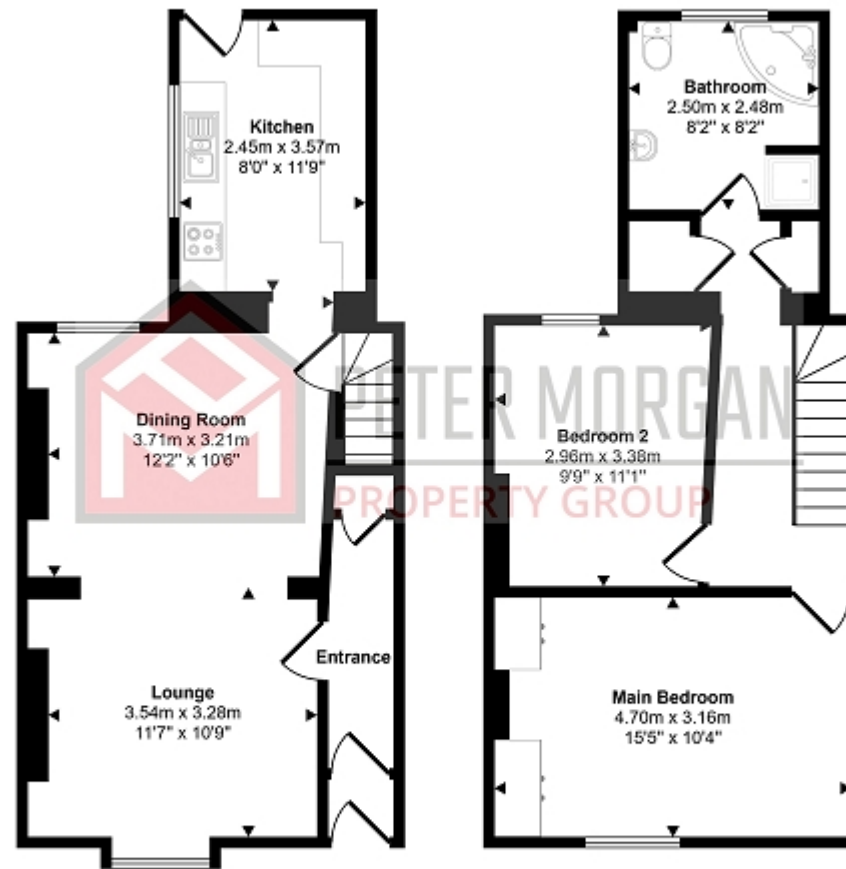
Tenure

Freehold





Approx Gross Internal Area
84 sq m / 908 sq ft




Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 42 sq m / 449 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		86
(69-80) C	71	
(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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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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