

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 Cae Bron, Brackla, Bridgend, Bridgend County. CF31 2HQ

£425,000



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Main Features

- 4 bedroom detached house
- Situated on a corner plot
- 2 reception rooms
- Fitted kitchen and utility room
- Family bathroom, ensuite and cloakroom
- Southerly facing rear garden and detached garage
- Approximately 1/4 mile from shopping triangle, convenient for bus links, local schools and shops
- Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: F. EPC: C

General Information

4 BEDROOM DETACHED HOME ON A LARGE CORNER PLOT WITH CLOAKROOM, DRIVEWAY AND DETACHED GARAGE. SOUTHERLY FACING AT REAR WITH WRAP AROUND FRONT AND SIDE GARDEN.

Situated in a central position on the Brackla Development. Approximately 1/4 mile from shopping triangle, convenient for bus links, local schools and shops. Approximately 2 miles to Bridgend Town centre and 3 miles from the M4 at Junction 36.

The property has accommodation comprising hallway, cloakroom, two receptions rooms, fitted kitchen and utility room. First floor landing with bathroom and 4 bedrooms. Externally there is a front, side and rear garden, 4 car driveway and a detached garage, The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC front door with side panels. Plastered walls. Textured ceiling. Staircase to first floor. Wood effect laminate flooring. Radiator.

Lounge

uPVC window. Plastered walls. Textured ceiling. Feature wood burning stove with tiled hearth, tile back plate with wood surround. Wood effect laminate flooring. Radiator.

Dining Room

uPVC window and French doors. Plastered walls. Textured ceiling. Feature electric fireplace. Wood effect laminate flooring. Radiator.

Kitchen

uPVC window. Plastered walls and ceiling with inset spotlights. Fitted kitchen units with marble effect laminate worktops with tiled splashback. Composite sink with single tap. Integrated electric stainless steel double oven, black electric hob and stainless steel splashback. Stainless steel chimney style extractor hood. Integrated fridge and dishwasher. Breakfast bar. Tiled floor. Radiator.

Cloakroom

Utility Room

uPVC door and window. Fitted kitchen units with marble effect worktops with tiled splashback. Integrated freezer. Stainless steel sink unit with single tap. Space and plumbing for washing machine. Tiled floor.

FIRST FLOOR

Landing

Plastered walls. Textured ceiling. Attic access. Fitted carpet.

Family Bathroom

uPVC window. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower screen and mixer shower. Hot and cold bath taps. Tiled walls. Plastered ceiling. Tiled floor. Radiator.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Walk in wardrobe plus further storage. Fitted carpet. Radiator.

En-suite shower room

uPVC window. Three piece suite comprising close coupled w.c, pedestal hand wash basin and shower cubicle with door rainfall mixer shower. Tiled walls. Textured ceiling. Tiled floor. Chrome towel radiator.

Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 4

uPVC window. Plastered walls. Textured ceiling. Wood effect laminate flooring. Built in wardrobes. Radiator.

EXTERIOR

Front Garden

Corner plot. Block paved driveway. 4 car driveway. Lawned area which wraps around the house.

Garage

Detached garage with up and over front door. Electric points.

Rear Garden

South facing enclosed rear garden. Patio area leading to lawned area. Wall and feather edge fencing boundary. Side access.

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

F

Current heating type

Combi

Tenure

Freehold





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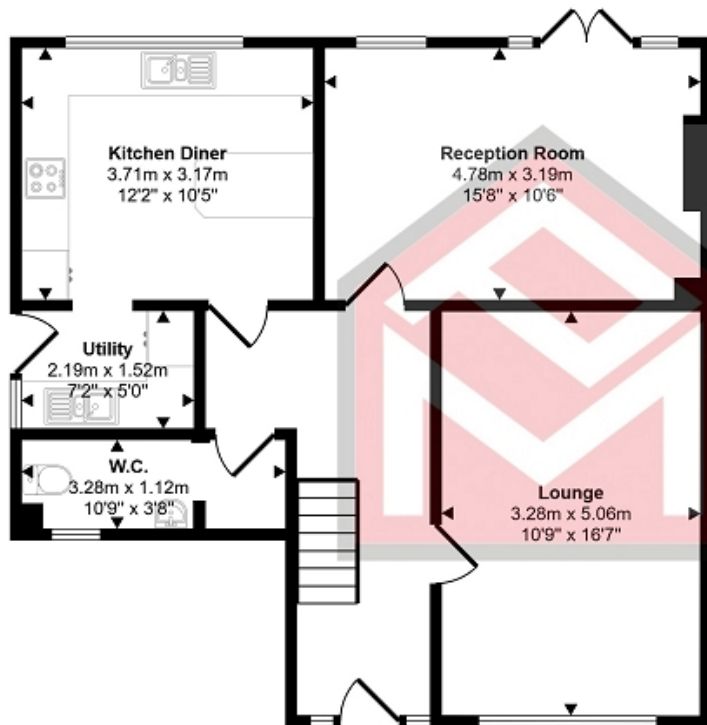
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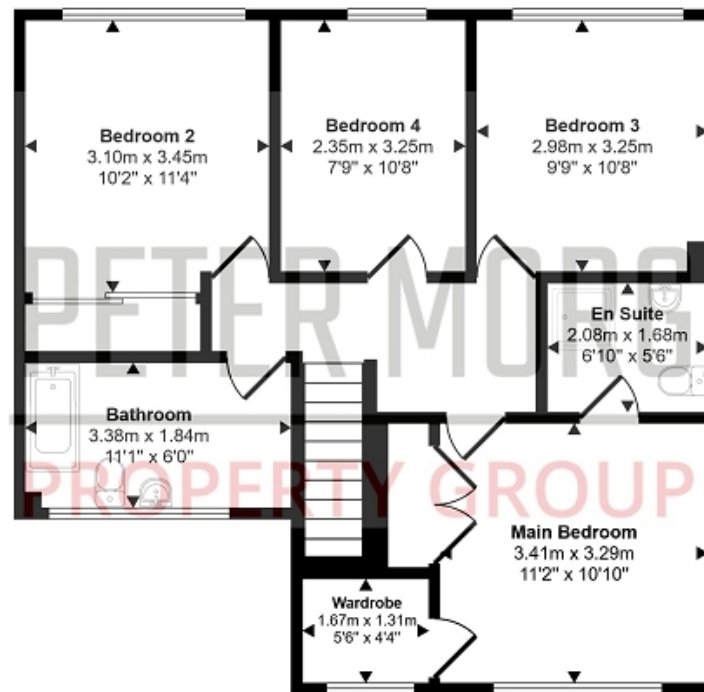
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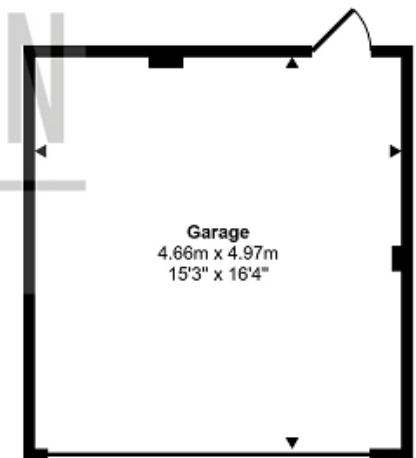
Approx Gross Internal Area
154 sq m / 1655 sq ft



Ground Floor
Approx 64 sq m / 694 sq ft



First Floor
Approx 66 sq m / 711 sq ft




Garage
Approx 23 sq m / 249 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.



9 Cae Bron, Brackla, Bridgend, Bridgend County. CF31 2HQ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	75	
(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

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

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

