

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



26 Eustace Drive, Bryncethin, Bridgend, Bridgend County. CF32 9PJ



PETER MORGAN

Offers In Region Of **£179,950**

Main Features

- 3 bedroom mid link house
- Open plan kitchen/ dining room
- Lounge
- First floor shower room
- Utility with w.c
- Rear garden and driveway parking
- Approximately 1/2 mile from the M4 at Junction 36 and out of town
- shopping at McArthur Glen Designer Outlet
- Situated in a highly convenient location for local schools, shops, leisure centre, swimming pool and public transport links
- uPVC triple and double glazing and combi gas central heating
- Council Tax Band: B. EPC: C

General Information

3 BEDROOM MID LINK HOME WITH DRIVEWAY/ PARKING FOR 2 CARS, REAR GARDEN, OPEN PLAN KITCHEN AND DINING ROOM PLUS MORE!

Situated in a highly convenient location for local schools, shops, leisure centre, swimming pool, public transport links and approximately 1/2 mile from the M4 at Junction 36 and out of town shopping at McArthur Glen Designer Outlet.

This home has accommodation comprising ground floor hallway, open plan kitchen / dining room with garden access, lounge and utility room with w.c. First floor landing, bathroom and 3 bedrooms. The property benefits from uPVC triple and double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC front door and side panel. Textured walls and ceiling. Wood effect laminate flooring. Staircase to first floor. Radiator.

Lounge

uPVC window. Plastered walls and ceiling. Feature chimney breast wall which is partly tiled. Wood effect laminate flooring. Radiator.

Kitchen / Dining Room

Open plan kitchen/ dining comprising uPVC window, door and patio doors. Fitted kitchen comprising wall mounted and base units with marble effect laminate worktop. Plastered walls and ceiling with inset spotlights and speakers. Feature split face wall tiles. Feature ceiling with led strip lights. Tiled splashback. Under cupboard led lights. Integrated black electric induction hob, integrated black double oven and chimney style extractor hood with led lighting. Space and plumbing for dishwasher or washing machine. Tiled floor. Understairs storage. Designer vertical radiator.

Utility Room / WC

uPVC door and window. Tiled walls with plastered ceiling. Plumbing for washing machine. Two piece cloakroom suite comprising close coupled w.c and corner mounted vanity unit sink. Tiled floor. Towel radiator.

FIRST FLOOR

Landing

uPVC window. Textured walls and ceiling. Wood effect laminate flooring. Airing cupboard housing combi gas central heating boiler. Attic access to boarded loft space with pull down ladder.

Family Shower Room

uPVC window. Three piece suite comprising hand wash basin set in vanity unit, w.c with concealed cistern and shower cubicle with shower and radio and shower jets. Storage cupboard. Tiled walls. Plastered ceiling with inset spotlights. Chrome towel radiator.

Bedroom 1

uPVC window. Plastered walls with textured ceiling. Feature papered wall. Storage area. Wood effect laminate flooring. Radiator.

Bedroom 2

uPVC window. Plastered walls with textured ceiling. Storage area. Built in wardrobe. Wood effect laminate flooring. Radiator.

Bedroom 3

uPVC window. Plastered walls and ceiling. Storage area. Wood effect laminate flooring. Radiator.

EXTERIOR

Front Garden

Front Garden has been converted into a two car drive with block paving.

Rear Garden

Enclosed rear garden. Door to storage shed. Wooden shed. Decked area with pergola with corrugated roof top. Paved patio. Laid to lawn.

Storage Shed

Concrete floor.

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

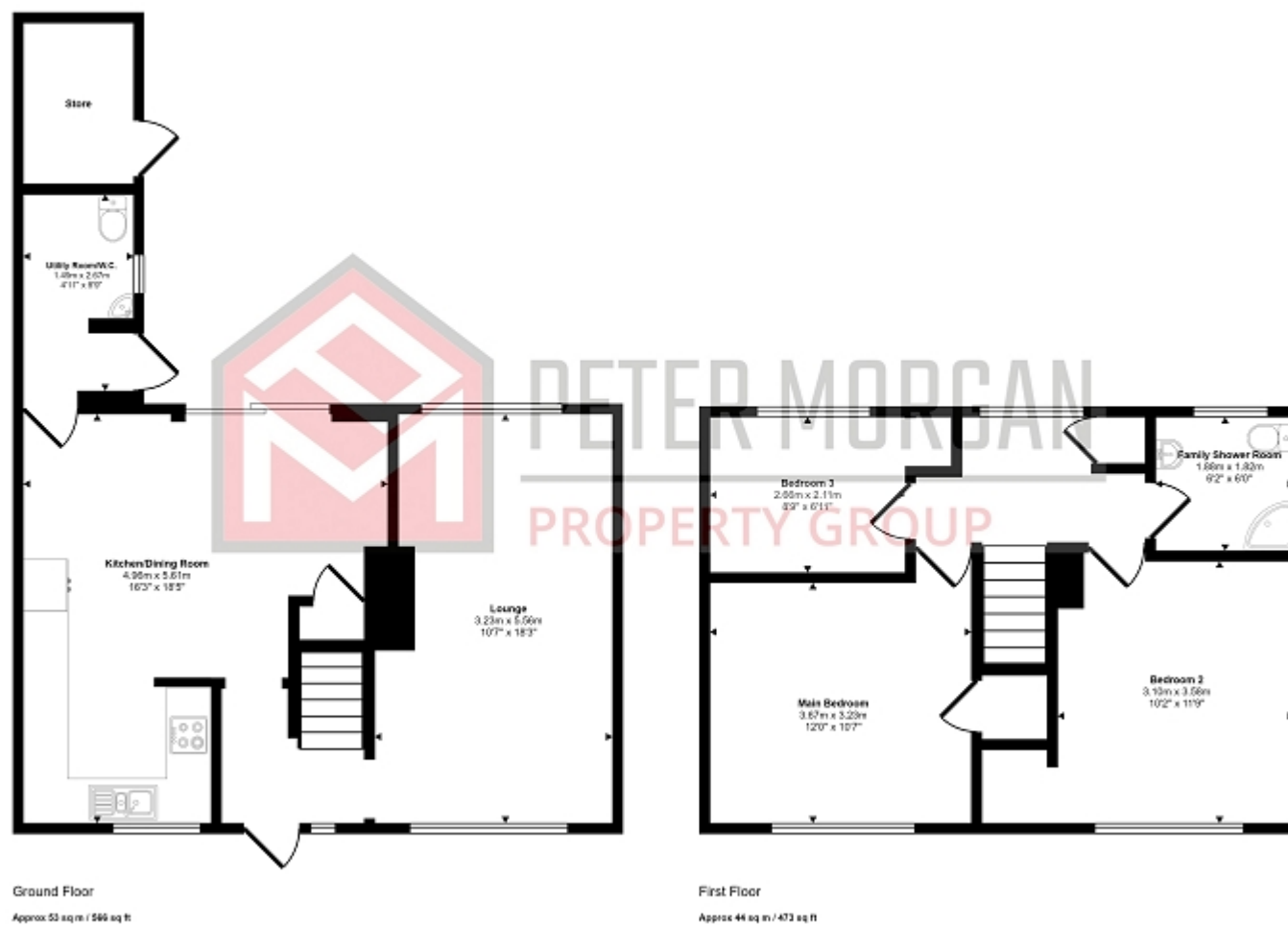
Tenure

Freehold





Approx Gross Internal Area
97 sq.m / 1029 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.

26 Eustace Drive, Bryncethin, Bridgend, Bridgend County. CF32 9PJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		86
(81-91) B		
(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.

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

PETER MORGAN



PROPERTY. PROPERLY

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

