

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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31 Heol Bryncethin, Sarn, Bridgend, South Glamorgan, CF32 9GG



PETER MORGAN

Offers In Excess Of **£220,000**

Main Features

- 3 bedroom semi detached house
- Open plan lounge
- Kitchen/ dining room
- Bathroom, ensuite room and cloakroom
- Enclosed rear garden
- Approximately 1 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, public transport links
- Driveway parking for 2 cars
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC:

General Information

3 BEDROOM SEMI DETACHED HOME, DRIVEWAY/ PARKING FOR 2 CARS, EN SUITE, FAMILY SIZE REAR GARDEN WITH SIDE ACCESS, CONVENIENT LOCATION AND MORE!!

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

This home has accommodation comprising hallway, cloakroom, lounge, kitchen/ breakfast room with garden access. First floor landing, bathroom, ensuite and 3 bedrooms.

The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

Composite front door. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

Cloakroom

uPVC double glazed window. Plastered walls and ceiling. Feature papered wall. Close coupled w.c and corner pedestal style sink with tiled splashback. Vinyl flooring. Radiator.

Lounge

uPVC double glazed window. Plastered walls and ceiling. Wood effect laminate flooring. Staircase leading to first floor. Radiator.

Kitchen / Dining Room

uPVC double glazed French doors. Fitted kitchen comprising a range of wall mounted and base units with wood effect laminate work tops. Stainless steel sink unit with mixer extendable tap. Integrated stainless steel gas hob with glass splashback, stainless steel electric oven and integrated extractor fan. Space and plumbing for washing machine and dishwasher. Plastered walls and ceiling with feature brick effect papered wall. Understairs storage. Vinyl flooring. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window. Plastered walls and ceiling. Attic access. Fitted carpet.

Family Bathroom

uPVC double glazed window. Plastered walls and ceiling. Three piece suite comprising close coupled w.c, pedestal hand wash basin with tiled splashback and panelled bath. Vinyl flooring. Radiator.

Bedroom 1

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Radiator.

En-suite shower room

3 piece suite comprising walk in shower with tiled walls, bifolding door and electric shower, close coupled w.c and pedestal style hand wash basin with tiled splashback. Plastered walls and ceiling. Vinyl flooring. Radiator.

Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Steps leading to front door. Wrought iron railings enclosing front area.

Rear Garden

Enclosed rear garden. Indian sand stone paved patio with a corner area laid to lawn. Wood fencing enclosing the whole garden with side access leading to driveway.

Driveway

2 car tarmacadam driveway.

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

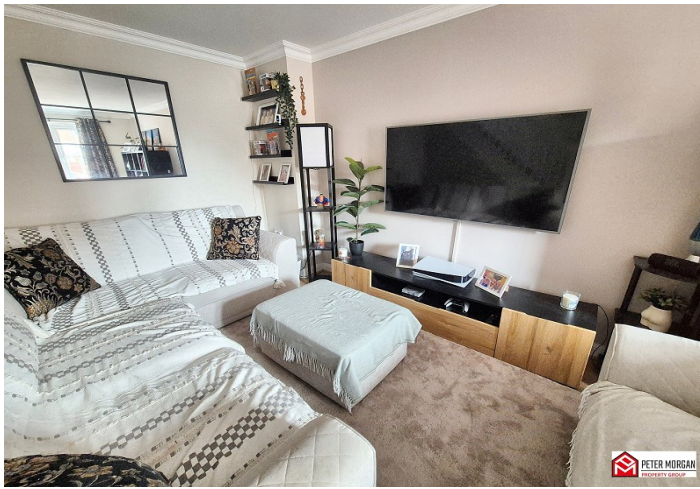
D

Current heating type

Combi

Tenure

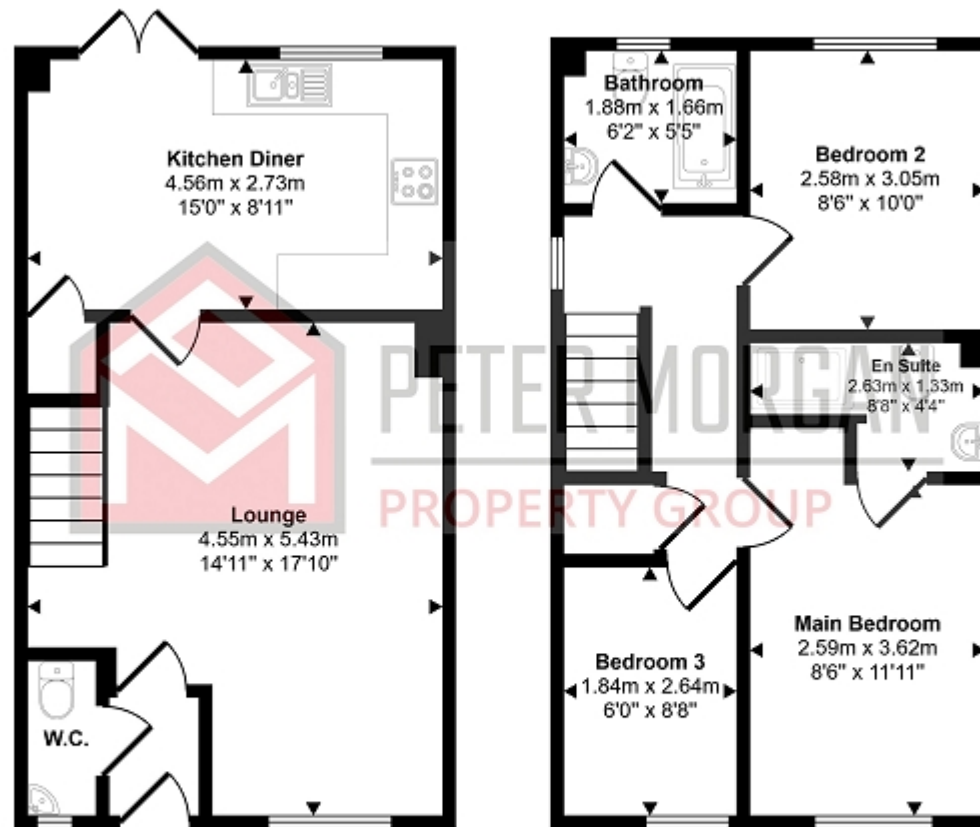
Freehold







Approx Gross Internal Area
76 sq m / 823 sq ft




Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 38 sq m / 411 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	
(69-80)	C	
(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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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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