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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

30 Tanyrallt Avenue, Bridgend, Bridgend County. CF31 1PQ

£260,000

Main Features

- Semi detached home in a popular location
- Situated approximately 1/2 mile to Princess of Wales hospital
- 2 double bedrooms, both with ensuite's
- Open plan kitchen/ dining room
- Separate lounge
- Approximately 1/2 mile to the M4 at Junction 36
- Approximately 1.5 miles to Bridgend Town Centre
- Ground floor cloakroom
- uPVC double glazing and combi gas central heating
- Council Tax Band C - EPC C

General Information

TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH 2 ENSUITES, OPEN PLAN KITCHEN/DINING ROOM, LOUNGE, GROUND FLOOR CLOAKROOM, ENCLOSED REAR GARDEN, OFF ROAD PARKING and more.

The property is convenient for Litchard Primary School and Nature Reserve. Situated in a highly convenient location, only 1/2 mile from the M4, McArthur Glen Outlet, major retail facilities at Junction 36. 1.5 miles from Bridgend Town centre. 1/2 mile from The Princess of Wales Hospital.

This home comprises ground floor entrance hallway, lounge, cloakroom and open plan kitchen/dining room. First floor landing and 2 double bedrooms both with en-suites.

This property benefits from uPVC double glazing throughout and combi gas central heating boiler.

GROUND FLOOR

Hallway

uPVC double glazed door to front. LVT flooring. Staircase to first floor. Doors to lounge, open plan kitchen/ dining room and cloakroom.

Cloakroom

uPVC double glazed window to side. W.C and wash hand basin. Plastered walls and ceiling. LVT flooring. Access to gas meter.

Lounge

uPVC double glazed window to front. Plastered walls and ceiling. LVT flooring. Radiator.

Open Plan Kitchen/ Dining Room

uPVC double glazed windows to side and rear. uPVC double glazed door to side. Fitted kitchen with a range of base units and contrasting Quartz worktops. Composite sink with central mixer tap. Integrated induction hob in central island. 2 Integrated electric ovens. Integrated microwave, fridge, freezer, washing machine and dishwasher. Additional sink with drainer and central mixer tap. Combi gas central heating boiler. Decorative light fittings. Radiator. Breakfast bar. Electrical consumer unit.

FIRST FLOOR

Landing

uPVC window to side. Plastered walls and ceiling. Fitted carpet. Access to attic storage.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Door to..

En-suite shower room

uPVC double glazed window to front. 3 piece suite comprising shower cubicle with glass sliding doors and rainfall shower, close coupled w.c and wash hand basin housed in vanity base unit. Wall mounted mirror fronted storage cupboard. Access to storage. Wall mounted chrome towel rail. LVT flooring. Plastered walls and ceiling. Extractor fan.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Door to..

En-Suite Bathroom

uPVC double glazed window to rear. 3 piece suite comprising panelled bath with overhead electric shower and shower screen, close coupled w.c and pedestal wash hand basin with central mixer tap. LVT flooring. Extractor fan.

EXTERIOR

Front Garden

Driveway parking for two cars. Laid with decorative stones. Gate access to rear garden.

Rear Garden

Enclosed rear garden. Laid to lawn areas. Hardstanding. Side access to front of property.

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

C

Current heating type

Combi

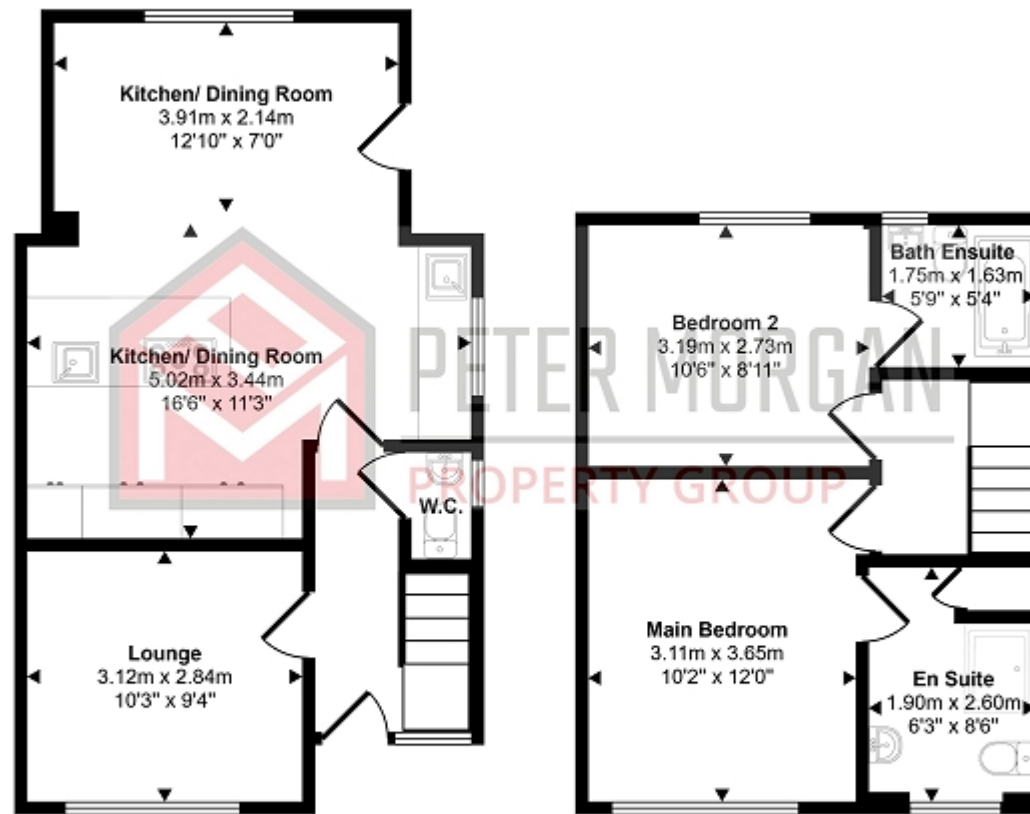
Tenure

Freehold





Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft

First Floor
Approx 33 sq m / 360 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		85
(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



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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

