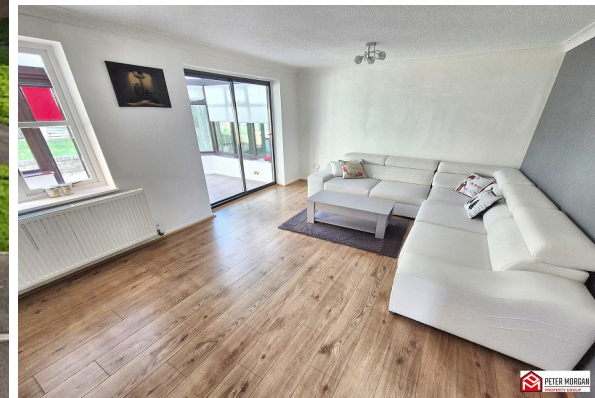


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



 PETER MORGAN
PROPERTY GROUP



PETER MORGAN

95 Rowans Lane, Bryncethin, Bridgend, Bridgend County. CF32 9LZ

£230,000

Main Features

- 3 bedroom semi detached home
- 2 reception rooms
- Conservatory
- Fitted kitchen
- Westerly facing rear garden
- Driveway parking for 2 cars
- Approximately 1 mile from the M4 at Junction 36 and out of town shopping
- Convenient for cycle tracks and country park. Schools and leisure centre are within approximately 2 miles
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:

General Information

3 BEDROOM SEMI DETACHED HOME HAVING 2 RECEPTION ROOMS, CONSERVATORY, KITCHEN, BATHROOM, OFF ROAD PARKING & MORE!

Situated in a popular location with a Westerly aspect to the rear providing afternoon sunshine. Approximately 1 mile from the M4 at Junction 36 and out of town shopping. Convenient for cycle tracks and country park. Schools and leisure centre are within approximately 2 miles.

This home has accommodation comprising ground floor hallway, lounge, dining room (optional bedroom), kitchen and conservatory. First floor landing, family bathroom and 3 bedrooms. The exterior offers rear garden with side access and block paved two car driveway. Benefitting from uPVC double glazing and Combi gas central heating.

GROUND FLOOR

Hallway

uPVC door to front door and side panel. Staircase to first floor. Plastered walls and ceiling. Tiled floor. Radiator.

Kitchen

uPVC window. Fitted kitchen comprising wall mounted and base units with marble effect laminate worktops. Tiled splashback. Stainless steel sink unit with monobloc tap. Integrated gas hob, electric oven and chimney style stainless steel extractor hood. Combi gas central heating boiler. Plumbing and space for dishwasher and washing machine. Plastered walls. Textured ceiling. Tiled floor.

Dining Room

uPVC French doors. Plastered walls and ceiling with inset spotlights. Laminate wood effect flooring. Storage cupboard. Radiator.

Lounge

Wooden window. Plastered walls. Textured ceiling. Wood effect laminate flooring. Radiator. Aluminium sliding door to..

Conservatory

uPVC windows and French doors. Plastered walls. Polycarbonate roof. Ceiling fan and light. Wood effect laminate flooring. Radiator.

FIRST FLOOR

Landing

Plastered walls. Textured ceiling. Laminate flooring.

Family Bathroom

uPVC window. 3 piece suite comprising 'P' shape bath with shower screen and over head mixer shower, close coupled w.c and pedestal hand wash basin. Tiled walls. Textured ceiling. Tiled floor. Chrome towel radiator.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Laminate wood effect flooring. Radiator.

Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Laminate wood effect flooring. Storage cupboard. Radiator.

Bedroom 3

uPVC window. Plastered walls. Textured ceiling. Laminate wood effect flooring. Radiator.

EXTERIOR

Front Garden

2 car block paved driveway. Access to dwelling and rear garden.

Rear Garden

Enclosed rear garden. Access to front. Wood decked area with decorative stone border. Steps to lawned area. Wooden fencing.

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

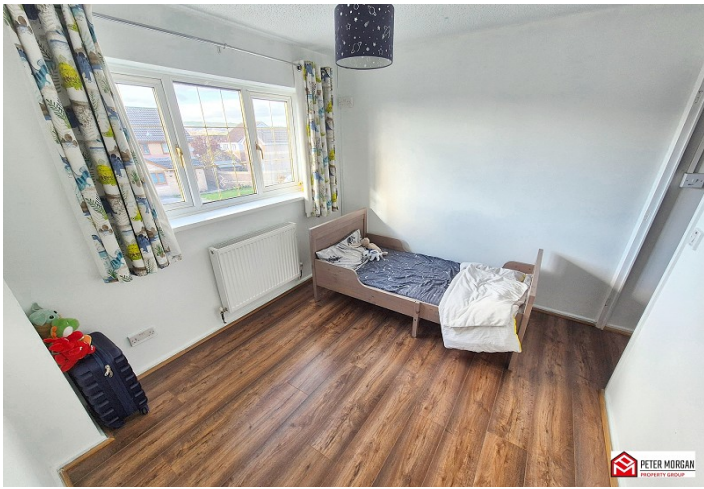
Current heating type

Combi

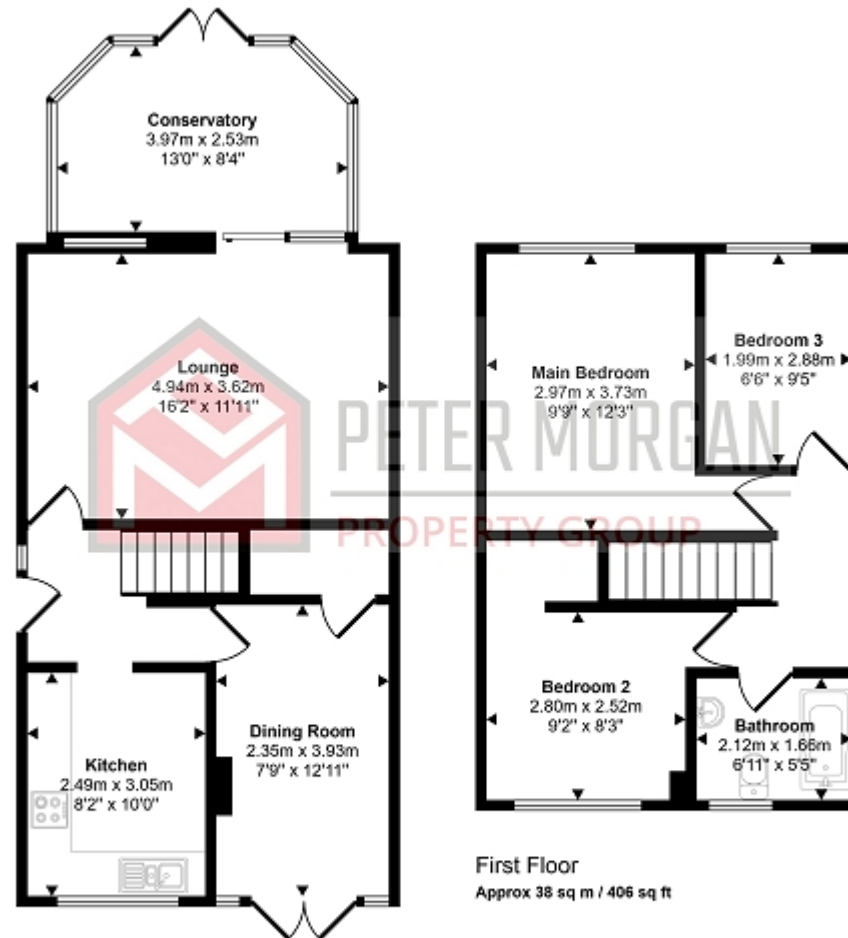
Tenure

Freehold





Approx Gross Internal Area
92 sq m / 989 sq ft




Ground Floor
Approx 54 sq m / 583 sq ft

First Floor
Approx 38 sq m / 406 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.

95 Rowans Lane, Bryncethin, Bridgend, Bridgend County. CF32 9LZ

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.

<p>Neath Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Talbot Green Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Carmarthen Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
--	--	--	--	---	---	---	--

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

