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GOLD WINNER

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**PETER MORGAN**  
PROPERTY GROUP



**PETER MORGAN**

**22 Masefield Mews, Bridgend, Bridgend County. CF31 4PS**

**£240,000**



### Main Features

- 2 bedroom semi detached bungalow
- Recently refurbished throughout
- Modern family shower room
- Single detached garage
- Driveway parking for two cars
- Conveniently located close to local schools, shops and amenities
- Approximately 3.5 miles from the M4 at junction 36
- Approximately 1.5 miles from Bridgend Town centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

### General Information

2 BEDROOM SEMI DETACHED BUNGALOW, RECENTLY REFURBISHED, MODERN FAMILY SHOWER ROOM AND KITCHEN, FRONT AND REAR GARDENS WITH OFF ROAD PARKING AND MORE.

Situated in a convenient location, ideal location for families or first-time buyers. Approximately 1.5 miles from Bridgend Town Centre. Convenient for local schools, shops and bus links. The M4 is within 3.5 miles at Junction 36 (Sarn).

The accommodation comprises porch, hallway, lounge, kitchen, dining room/ conservatory, family shower room and 2 double bedrooms. Gardens to front and rear plus driveway. The property benefits from oak doors, recent refurbishment and modernisation throughout, uPVC double glazing and combi gas central heating.

### GROUND FLOOR

#### Porch

Entrance via composite front door. Plastered walls and ceiling. Wood effect LVT flooring.

#### Hallway

Plastered walls and ceiling. Solid wood flooring. Radiator.

#### Lounge

uPVC window. Plastered walls and ceiling. Solid wood flooring. Feature electric fire place. Solid hearth with wood surround. Radiator.

#### Family Shower Room

uPVC window. Tiled walls with plastered ceiling. Vanity unit housing WC and wash hand basin. Walk in shower with mixer taps. Tiled flooring. Black heated towel rail.

#### Kitchen

uPVC sliding doors. Plastered walls and ceiling. Range of wall mounted and base kitchen units with solid wood worktops. Tiled splashback. Stainless steel sink with single tap. Freestanding cooker. Space and plumbing for washing machine. Luxury click flooring. Combi boiler. Vertical designer radiator.

#### Conservatory

uPVC french doors and windows. Part plastered walls. Part brick dwarf walls. Polycarbonate roof. Tiled flooring. Radiator.

#### Bedroom 1

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

#### Bedroom 2

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

### EXTERIOR

#### Front Garden

Block paved driveway for two cars. Block paved ramp leading to front door.

#### Rear Garden

Enclosed rear garden. Part brick walls. Part wood fencing. Patio slabbed area with decorative stone. Side access. Block paving leading to garage.

### **Detached Garage**

Single detached garage. Up and over garage door. Wooden pedestrian door.

### **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](mailto: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





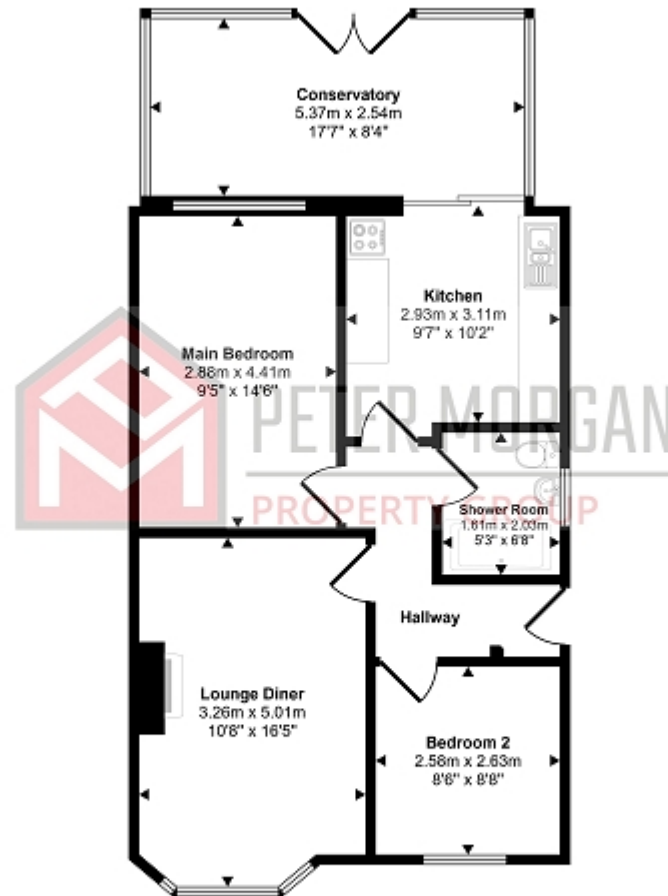








Approx Gross Internal Area  
70 sq m / 758 sq ft




Floorplan

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.



# 22 Masefield Mews, Bridgend, Bridgend County. CF31 4PS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# 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

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