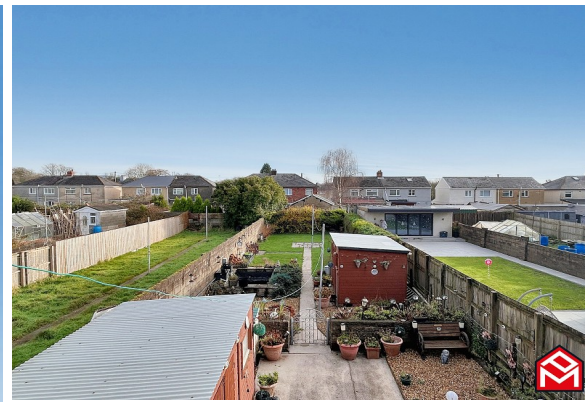


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**22 Lletai Avenue, Pencoed, Bridgend, Bridgend County. CF35 5PW**



**PETER MORGAN**

**£190,000**

## Main Features

- 3 double bedroom semi detached home
- Generous rear garden and front driveway
- 2 reception rooms and conservatory
- First floor family bathroom
- Boarded loft space
- Popular and convenient location
- Situated within approx 1.5 Miles from The M4 at Junction 35
- Convenient for village amenities, schools, supermarket, rail and bus links
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: E

## General Information

3 DOUBLE BEDROOM SEMI DETACHED HOME WITH GENEROUS REAR GARDEN, FRONT DRIVEWAY AND 2 RECEPTION ROOMS IN A POPULAR AND CONVENIENT LOCATION WITHIN PENCOED VILLAGE

Situated within approx 1.5 Miles from The M4 at Junction 35 and convenient for village amenities, schools, supermarket, rail and bus links.

This home has accommodation comprising ground floor hallway, 2 reception rooms, kitchen and conservatory. First floor landing, family bathroom and 3 double bedrooms and boarded loft space. Externally there is a gated front driveway and a family size rear garden with 2 sheds, outside wc, fish pond lawn and patio.

The property is heated by Combi gas central heating and has uPVC double glazing. Offered with vacant possession with carpets, blinds, curtains, light fittings and kitchen appliances are to remain.

## GROUND FLOOR

## Hallway

uPVC double glazed main entrance door. Stained and leaded glass uPVC double glazed window to side. Half turn spindled and carpeted staircase to first floor. Radiator. Fitted carpet. White colonial style panelled doors to reception rooms and..

## Kitchen

3 uPVC double glazed windows to rear. uPVC double glazed door to conservatory. A range of fitted wall mounted and base units. One and a half bowl stainless steel sink unit with mixer tap. Fridge freezer. Gas cooker. Dishwasher and 2 under counter freezers to remain. Radiator.

## Lounge

2 uPVC double glazed windows to front. Fitted vertical blinds. Electric fire with marble hearth and back plate. Louis style surround. Alcoves with built-in cabinets and shelves. Radiator. Fitted carpet. Wired for wall mounted television.

## Sitting Room

Two uPVC double glazed windows to front. Fitted vertical blinds. Radiator. Fitted carpet. TV connection point.

## Conservatory

uPVC double glazed windows with sliding patio door to rear. Polycarbonate roof. Washing machine and tumble dryer to remain. Fitted carpet. Vertical blinds. Wall light.

## FIRST FLOOR

## Landing

uPVC double glazed window to side. Balustrade with spindles. Fitted carpet. Radiator. Loft access with loft ladder leading to boarded attic space with light and storage to attic eaves. White colonial style panelled doors to all rooms.

## Family Bathroom

uPVC double glazed window to rear. Venetian blind. Three-piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin and panelled bath with overhead electric shower. Tiled walls. Cushion flooring. Vanity mirror. Wall mounted mirrored cabinet.

## Bedroom 1

2 uPVC double glazed windows with fitted vertical blinds to front. Fitted wardrobes and chest of drawers. Wall mounted Combi gas central heating boiler housed in corner unit and benefiting from a wireless thermostat and smart meter. Radiator. Fitted carpet.

## Bedroom 2

2 uPVC double glazed windows with fitted blinds to front. Fitted wardrobes. Radiator. Fitted carpet.

## Bedroom 3

uPVC double glazed window to rear. Fitted wardrobes with sliding doors, bedside cabinet and bridge storage. Fitted carpet. Radiator.

## EXTERIOR

### Front Garden

Galvanised steel pedestrian and vehicular gates. Block built boundary walls. Driveway parking. Concrete pathway to side leading to main entrance door. External postbox and key safe. Galvanised steel gate leading to..

### Rear Garden

Family size garden split into two sections.

## Section One

Concrete patio. Access to conservatory. Decorative stone covered sitting area. Raised planting beds. Bin storage bunker to remain. Wooden storage shed with double entrance doors and two windows. Corrugated metal roof. Security floodlight. uPVC double glazed doors leading to integral understairs store cupboard to main dwelling and outdoor w.c. Galvanised steel pedestrian gate leading to..

## Section Two

Drained fishpond with equipment. Decorative stone covered planting areas. Lawn. Block built boundary wall. Conifer hedging. Patio. Traditional washing line. Concrete pathway. Wooden garden shed with double doors and two windows. Corrugated steel roof.

## 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**

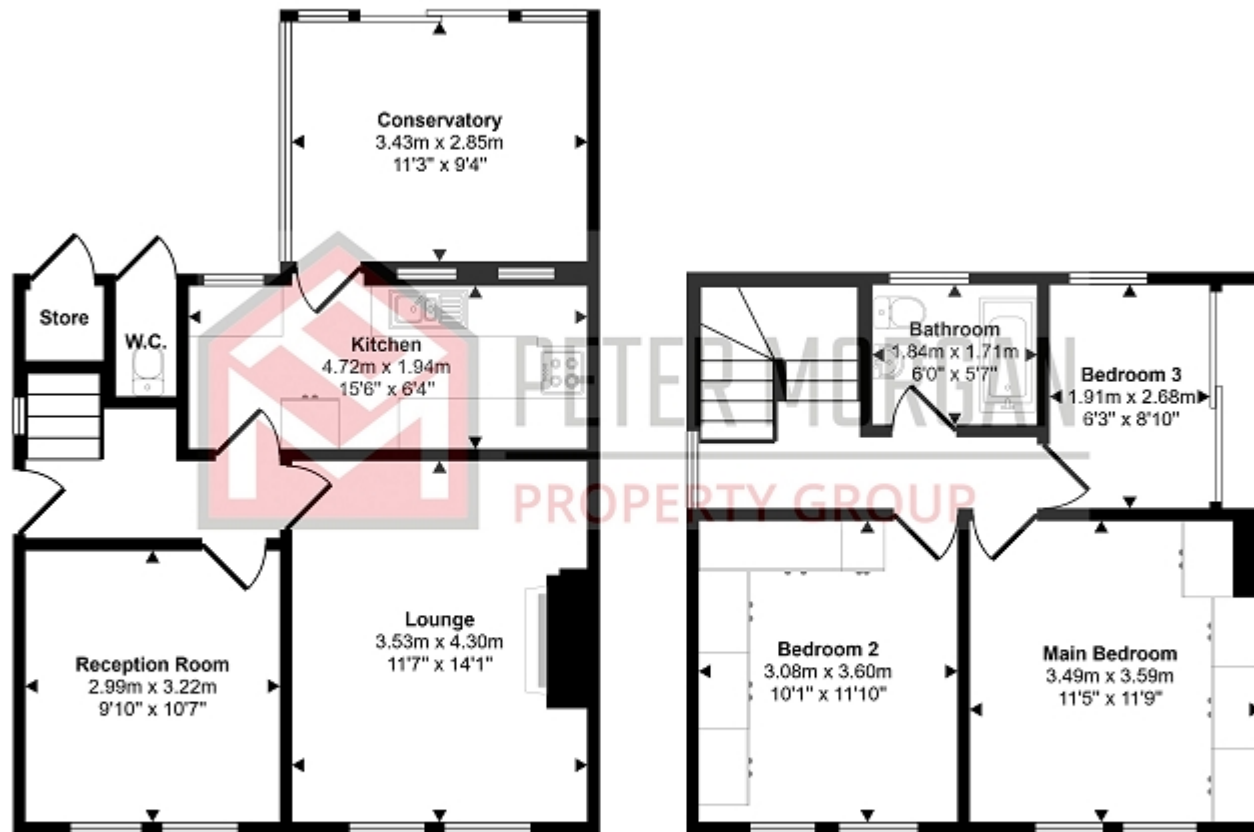
Freehold







Approx Gross Internal Area  
96 sq m / 1034 sq ft



Ground Floor  
Approx 53 sq m / 574 sq ft

First Floor  
Approx 43 sq m / 459 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.





# 22 Lletai Avenue, Pencoed, Bridgend, Bridgend County. CF35 5PW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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.

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



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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.

## Bridgend County Branch

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