

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



80 Bryn Road, Tondu, Bridgend, Bridgend County. CF32 9EF



PETER MORGAN

£255,000

Main Features

- Extended 3 bedroom semi detached house
- Highly convenient location
- 2 reception rooms and conservatory
- Bathroom, ensuite and cloakroom
- Front and rear gardens
- Parking to rear
- Situated in a highly convenient location for local schools, leisure centre, swimming pool, Country Park, cycle track and rail link
- The M4 is within 2.5 miles along with major retail outlets at Junction 36
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: D

General Information

THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING, EN-SUITE, UTILITY ROOM AND LOW MAINTENANCE REAR GARDEN.

Situated in a highly convenient location for local schools, leisure centre, swimming pool, Country Park, cycle track and rail link. The M4 is within 2.5 miles along with major retail outlets at Junction 36.

This property comprises ground floor entrance hallway, lounge, dining room, kitchen/breakfast area, conservatory, utility room and w.c. First floor landing, three bedrooms (2 doubles, one with en-suite) and family bathroom.

This property benefits from uPVC double glazed windows and doors and combi gas central heating boiler.

GROUND FLOOR

Entrance Hallway

uPVC double glazed door. Victorian style tiled flooring. Original features.

Lounge

uPVC double glazed bay window to front. Wood flooring. Gas fire with surround. Radiator. Plastered walls and ceiling.

Dining Room

uPVC double glazed window to rear. Wood flooring. Radiator. Tiled fireplace. Plastered walls and ceiling.

Kitchen/Breakfast Room

uPVC double glazed door and window to side. A range of wall mounted and base units and contrasting worktops. Integrated Samsung hob and integrated Smeg oven. Plumbing for dish washer. Tile effect flooring. Space for table and chairs. Access to utility room. Plastered walls and ceiling.

Utility Room

uPVC double glazed window to front. Velux window. Ideal combi gas central heating boiler. Plumbed for washing machine. Space for tumble dryer. Radiator. Tile effect flooring. Access to WC. Plastered walls and ceiling.

Cloakroom

uPVC double glazed window to side. W.C and wash hand basin. Tile effect flooring. Plastered walls and ceiling.

Conservatory

uPVC double glazed conservatory with tile effect flooring.

FIRST FLOOR

Landing

Fitted carpet. Access to attic. Access to bedrooms and family bathroom.

Bathroom

uPVC double glazed window. 3 piece suite in white comprising close coupled w.c, hand wash basin set in corner vanity unit and panelled bath with mixer tap and hair wash spray. Mosaic tiled flooring. Radiator. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed windows to front. Wood effect flooring. Plastered walls and ceiling. Radiator. Access to ensuite.

En-suite shower room

3 piece suite comprising shower cubicle with electric galaxy Aqua 3000 overhead shower, WC and wash hand basin with central mixer tap in vanity base unit. Electric heater. Tile effect flooring.

Bedroom 2

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

Bedroom 3

uPVC double glazed window to rear. Wooden flooring. Plastered walls and ceiling. Radiator.

EXTERIOR

Front Garden

Courtyard style enclosed front garden. Pathway to front door. Galvanised steel railings. Gate to rear garden.

Rear Garden

Enclosed rear garden with off road parking. Summer house. Laid to artificial grass. Paved pathway.

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

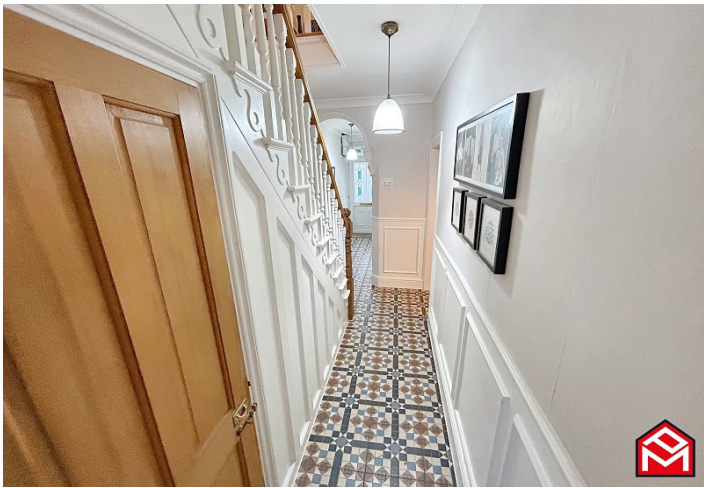
C

Current heating type

Combi

Tenure

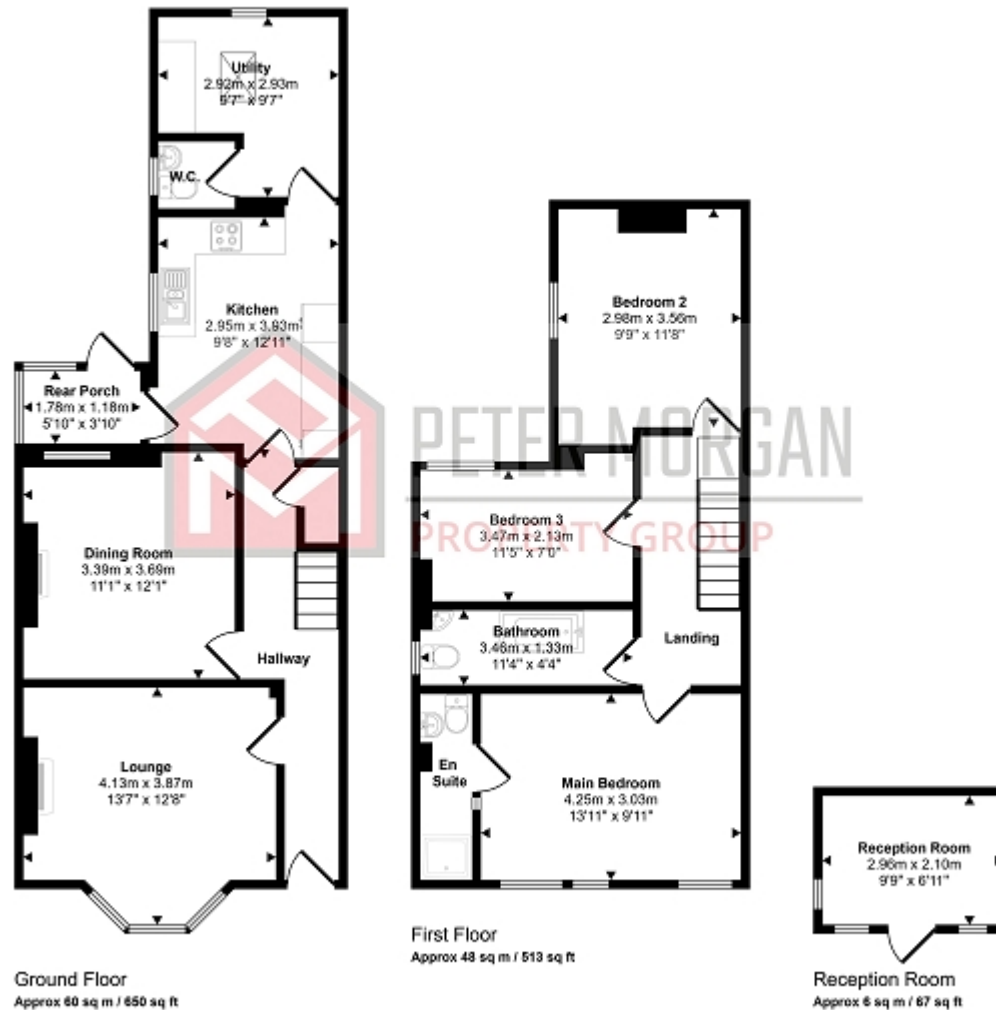
Freehold








Approx Gross Internal Area
114 sq m / 1230 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 Node Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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