

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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PETER MORGAN

172 Bridgend Road, Aberkenfig, Bridgend, Bridgend County. CF32 9AD

£150,000

## Main Features

- 2 bedroom mid terraced house
- Open plan lounge/ dining room
- Fitted kitchen
- First floor garden
- Enclosed garden to rear
- Situated in a convenient and popular location within 1/4 mile from Aberkenfig Village Centre
- Convenient for school, bus & rail links, nature reserve, cycle tracks & local amenities
- Approximately 1 mile from the M4 and 3 miles from Bridgend Town Centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

## General Information

TWO BEDROOM MID TERRACED HOME WITH ENCLOSED GARDEN TO REAR.

Situated in a convenient and popular location within 1/4 mile from Aberkenfig Village Centre. Convenient for school, bus & rail links, nature reserve, cycle tracks & local amenities. Approximately 1 mile from the M4 and 3 miles from Bridgend Town Centre.

The property comprises ground floor lounge/ dining room and kitchen. First floor landing, bathroom and 2 bedrooms. Enclosed garden to rear. The property benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Lounge/Dining Room

2 uPVC double glazed windows to front. uPVC double glazed door to front. Laminate flooring. 2 radiators. Electric meter/ consumer unit and Gas meter location. Electric fireplace.

## Kitchen

uPVC double glazed window to rear. uPVC double glazed door to rear. Part tiled walls. Tiled floor. Radiator. Space and plumbing for a washing machine. Integrated gas hob and electric oven. Space for under counter fridge and freezer. Cupboard housing combi gas boiler.

## FIRST FLOOR

### Landing

Carpeted staircase from ground floor. Access to bedrooms and..

### Bathroom

2 uPVC double glazed windows to rear. 3 piece suite with w.c, hand wash basin and panelled bath with overhead shower. Radiator. Part tiled walls. Carpet. Loft access.

### Bedroom 1

uPVC double glazed window to front. Radiator. Carpet. Fitted wardrobes.

### Bedroom 2

uPVC double glazed window to front. Radiator. Carpet.

## EXTERIOR

### Rear Garden

Rear enclosed patio and terrace area via the kitchen. Rear enclosed garden which is accessed along the path from the courtyard. On street parking.

## 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

B

## Current heating type

Combi

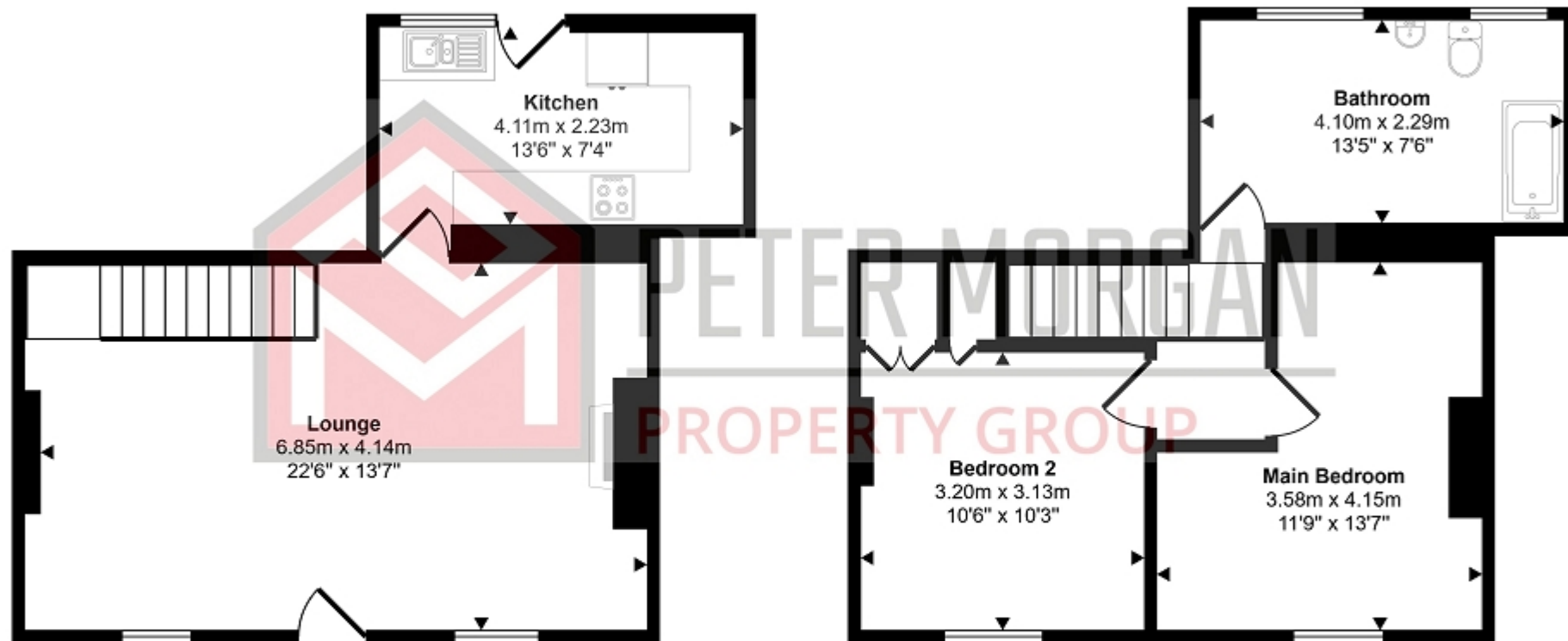
## Tenure

Freehold





Approx Gross Internal Area  
79 sq m / 853 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft

First Floor  
Approx 40 sq m / 427 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.

# 172 Bridgend Road, Aberkenfig, Bridgend, Bridgend County. CF32 9AD

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>		
(55-68) <b>D</b>	60	
(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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