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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

18 Station Row, Pontyrhyl, Bridgend, Bridgend County. CF32 8PJ

£125,000

Main Features

- Late Victorian (Circa 1901) mid terraced, extended 2 bedroom house
- Semi rural location
- Open plan lounge/ dining room
- Views of woodland from front window & rear garden
- Meters away from cycle track providing direct access to Bryngarw Country Park
- Kitchen/ breakfast room
- 4 piece first floor bathroom
- Only 5 miles from the M4 at Junction 36. Convenient for local shop, filling station & school in Llangeinor
- uPVC double glazing and combi gas central heating
- Council Tax: A. EPC:D

General Information

LATE VICTORIAN (CIRCA 1901) MID TERRACED EXTENDED 2 BEDROOM COTTAGE IN A SEMI RURAL LOCATION WITH VIEWS OF WOODLAND FROM FRONT WINDOW & REAR GARDEN.

Situated with Woodland aspect to the front, meters away from cycle track providing direct access to Bryngarw Country Park. Only 5 miles from the M4 at Junction 36. Convenient for local shop, filling station & school in Llangeinor.

The property comprises ground floor porch, open plan lounge/ dining room and kitchen/ breakfast room. First floor landing, bathroom and 2 bedrooms. Tiered rear garden with lane access. This home benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Porch

Double glazed door to front door. Mosaic tiled flooring. Electrical consumer unit.

Lounge/Dining Room

uPVC double glazed window to front. Staircase to first floor. Wood flooring. 2 grey vertical radiators. Fireplace with surround. Access to storage.

Kitchen/Breakfast Room

uPVC double glazed window and door to rear. A range of wall mounted and base units with contrasting worktops. Tile effect flooring. Plumbed for washing machine. Ideal combi gas central heating boiler. Breakfast bar. Sink with drainer and central mixer tap.

FIRST FLOOR

Landing

Fitted carpet. Doors to bedrooms and..

Bathroom

uPVC double glazed window to rear. 4 piece suite in white comprising double shower cubicle with rainfall shower and sliding glass doors with water filter, wash hand basin housed in vanity base unit and close coupled w.c. Tile effect flooring. Wall mounted heated rail. Plastered walls and ceiling. Tiled splashback. Inset ceiling spotlights.

Bedroom 1

uPVC double glazed window with far reaching view. Fitted carpet. Plastered walls and ceiling.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Attic entrance.

EXTERIOR

Rear Garden

Tiered rear garden. Hardstanding with steps to tiered lawn areas. Pathway. Rear lane access.

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

A

Current heating type

Combi

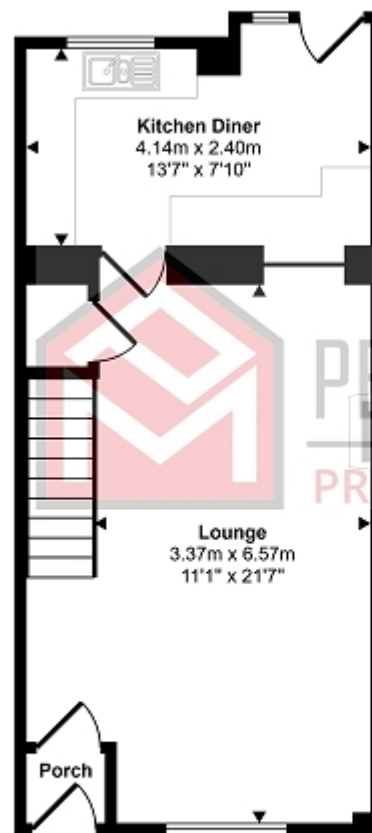
Tenure

Freehold

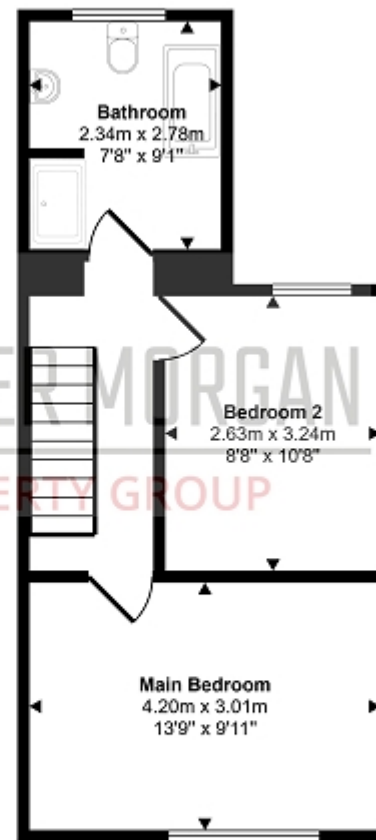




Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



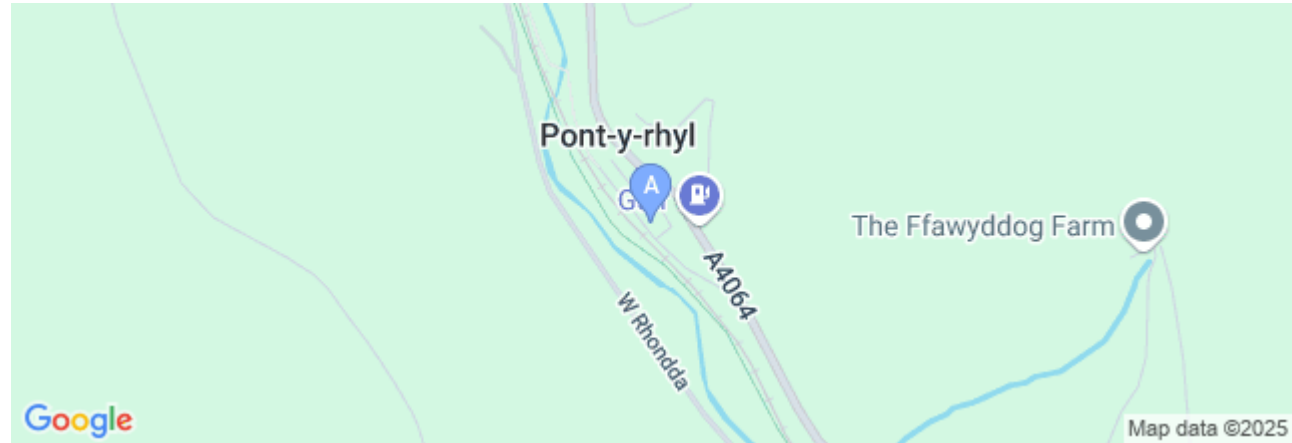
First Floor
Approx 35 sq m / 378 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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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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.

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