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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**30 Wood Green, Bridgend, Bridgend County. CF31 4AT**

**£245,000**



### Main Features

- Larger than average end link home
- 3 double bedrooms
- Family bathroom and 2 shower rooms
- Open plan indoor/ outdoor living
- Garage and driveway
- West facing rear garden with woodland aspect
- built circa 2011 that was originally Bellway homes' show home
- Within 2.5 miles from Bridgend Town centre and convenient for local primary and comprehensive schools, local shops and amenities are within 1/2 mile approx
- uPVC double glazing and combi gas central heating
- Council tax: D. EPC:C

### General Information

LARGER THAN AVERAGE, 3 DOUBLE BEDROOM, 3 BATHROOM END LINK HOME BOASTING FAMILY BATHROOM & 2 SHOWER ROOMS, DRIVEWAY & GARAGE, OPEN PLAN INDOOR OUTDOOR LIVING, WEST FACING REAR GARDEN WITH WOODLAND ASPECT & VACANT POSSESSION

Situated on a modern development that was built circa 2011 that was originally Bellway homes' show home. Within 2.5 miles from Bridgend Town centre and Convenient for local primary and comprehensive schools, local shops and amenities are within 1/2 mile approx. The M4 is accessible and within 4 miles at Junction 36. Intercity rail and bus station are located in the town centre.

This home has accommodation comprising ground floor hallway, bay fronted lounge, open plan kitchen / dining room, cloakroom, 1/4 turn staircase to first floor landing, family bathroom and 3 double bedrooms. Bed 1 having an en suite shower room. Landscaped gardens front and rear. Driveway and garage. Benefitting from uPVC double glazing, combi gas central heating and vacant possession.

### GROUND FLOOR

#### Hallway

Composite double glazed front door. Radiator. Laminate flooring. Plastered walls and ceiling. Mains powered smoke alarm. Wall mounted gas central heating thermostat. Carpeted quarter turn staircase with hand to 1st floor. Wall mounted electrical consumer unit. White panelled doors to living room rooms and..

#### Shower Room

Fitted three-piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with monobloc tap and mosaic tiled splashback, mosaic tiled shower cubicle with electric shower. Laminate flooring. Radiator. Plastered walls and ceiling. Extractor fan.

#### Lounge

uPVC double glazed bay window with fitted Venetian blinds to front. Radiator. Fitted carpet. Electric fire with surround. Plastered walls and ceiling. Two TV and telephone points.

#### Kitchen / Dining Room

Open plan heart of the property, providing indoor/ outdoor living, ideal for entertaining. uPVC double glazed window to rear. uPVC double glazed French doors with fitted vertical blinds to rear. Fitted kitchen finished with red doors with polished steel handles. One and a half bowl stainless steel sink unit with mixer tap. Granite effect worktops with upstands. Integral stainless steel oven, grill, hob and splash plate. Extractor hood. Integral fridge freezer and dishwasher. Matching dresser style unit. Combi gas central heating boiler housed in matching wall unit. Radiator. Plastered walls and ceiling. Papered feature wall. Vinyl tiled floor. Door to understairs store cupboard with light.

### FIRST FLOOR

## Landing

Balustrade with spindles. Fitted carpet. Radiator. Plastered walls and ceiling. Mains powered smoke alarm.. Loft access. Linen cupboard with slatted shelf. White panelled doors to bedrooms and..

## Family Bathroom

Three piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with monobloc tap and panelled bath with mixer tap and hair wash spray. Part tiled walls. Full width wall mounted mirror. Radiator. Cushion flooring. Plastered walls and ceiling. Extractor fan.

## Bedroom 1

uPVC double glazed window to front. Fitted Venetian blind. Fitted wardrobes with sliding doors. Radiator. Fitted carpet. Plastered walls and ceiling .TV point. Telephone point.

## En-suite shower room

uPVC double glazed window to front with fitted Roman blind and tiled sill. Three piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with monobloc tap and tiled shower cubicle with mixer shower. Part tiled walls. Plastered walls and ceiling. Extractor fan. Shaver point. Radiator.

## Bedroom 2

uPVC double glazed window with woodland aspect to rear. Fitted wardrobe with sliding mirror doors. Radiator. Fitted carpet. Plastered walls and ceiling.

## Bedroom 3

uPVC double glazed window with woodland aspect to rear. Radiator. Fitted carpet. Wired for wall mounted television. Plastered walls and ceiling.

## EXTERIOR

## Front Garden

Landscaped low maintenance front garden laid with decorative stone, slate and variety of shrubs. Flagstone paved pathway and outer canopy with courtesy light to front door. Driveway parking.

## Attached Garage

Up and over vehicular door to front. Pedestrian composite double glazed door to rear garden. Vaulted roof providing storage space. Power point. Electric strip light.

## Rear Garden

The rear garden is Westerly facing enjoying afternoon sunshine and is private with woodland to the rear. Landscaped to include wood deck area, paved patio, lawn and planting beds. Wood framed summer house. Water tap. External power points. Floodlight. Wood fencing.

## 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**

D

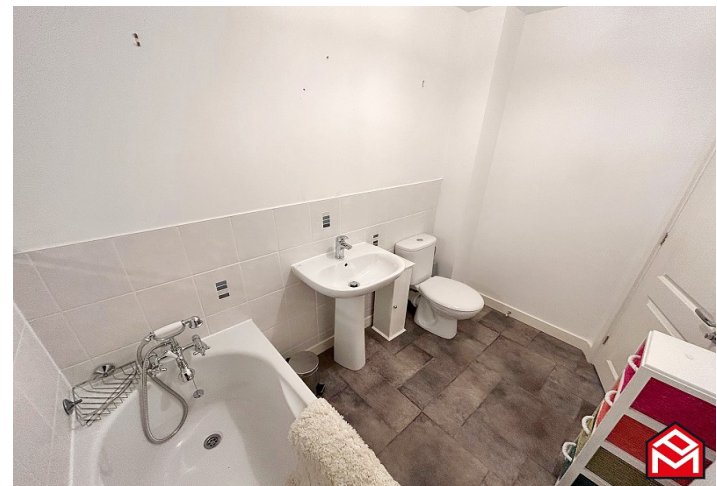
**Current heating type**

Combi

**Tenure**

Freehold







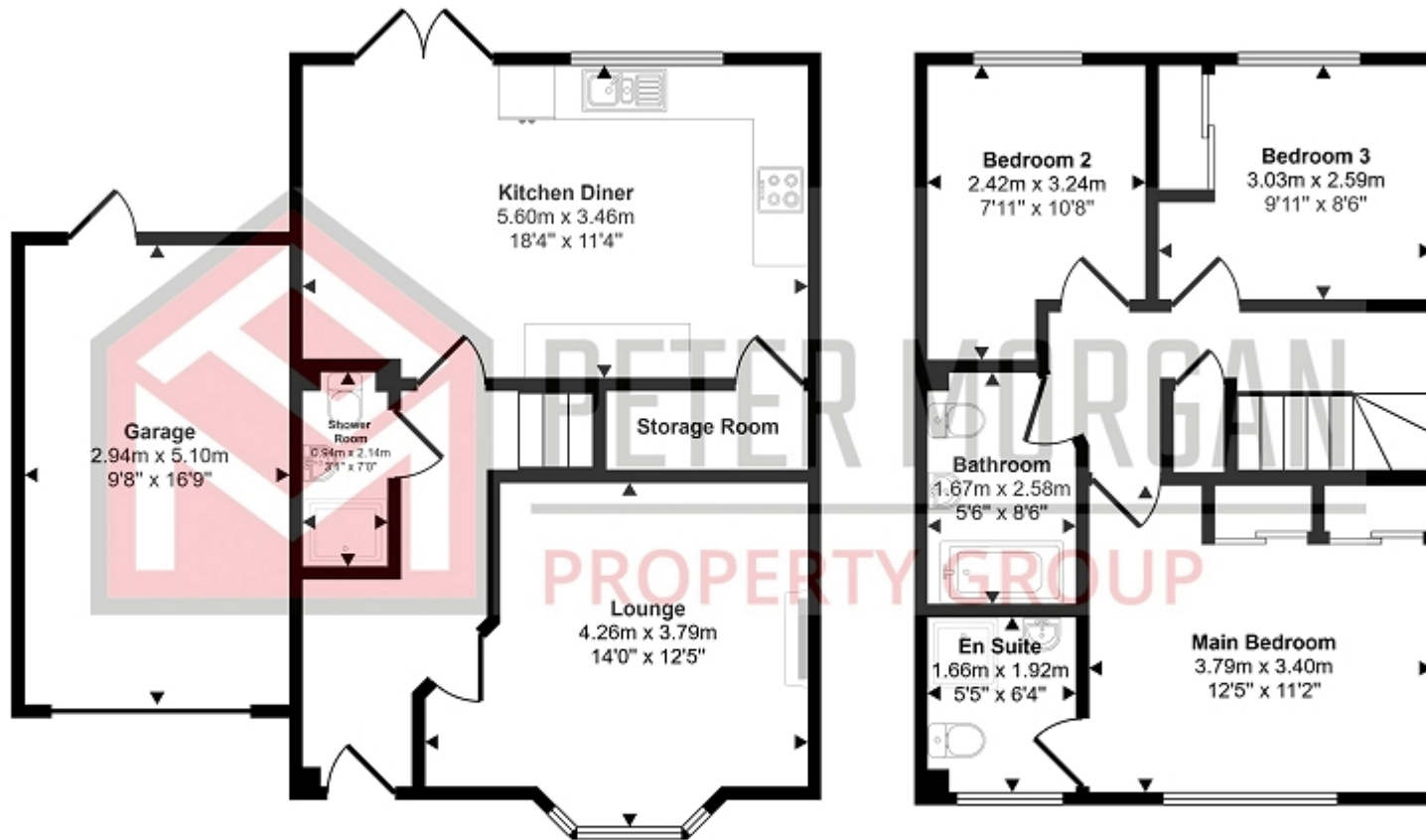








Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 61 sq m / 659 sq ft

First Floor  
Approx 45 sq m / 485 sq ft

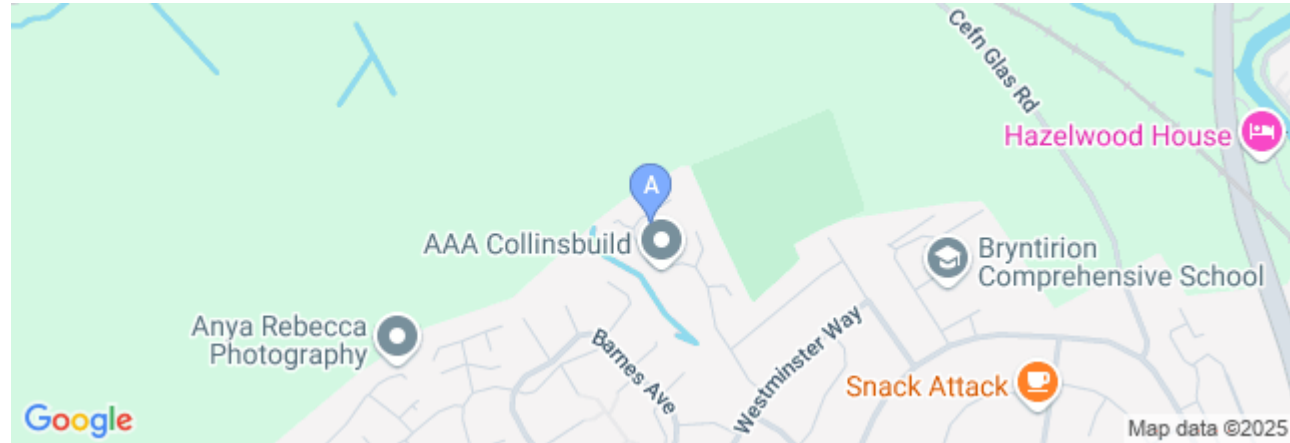
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# 30 Wood Green, Bridgend, Bridgend County. CF31 4AT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(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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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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