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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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5 Highland Place, Bridgend, Bridgend County. CF31 1LS



PETER MORGAN

£290,000

Main Features

- Extended detached Edwardian family home
- Lounge/ dining room
- Kitchen/ breakfast room
- 3 double bedrooms. Potential for 4th bedroom
- 3 bath/ shower rooms
- Landscaped rear garden with driveway parking for 1-2 cars
- Convenient for schools, public transport and The Princess of Wales Hospital
- M4 at Junction 36 is within only 2 miles
- uPVC double glazing and gas central heating
- Council Tax Band: D. EPC: E

General Information

EXTENDED DETACHED EDWARDIAN FAMILY SIZE HOME WITH CHARACTER, 3 DOUBLE BEDROOMS, 2 SHOWER ROOMS, FAMILY BATHROOM (POTENTIAL BEDROOM 4), MODERNISED THROUGHOUT WITH OPEN PLAN THEME, REAR GARDEN AND DRIVEWAY WITH REMOTE CONTROL ENTRANCE DOOR AND MORE!!

Situated within 0.25 miles of Bridgend Town Centre, convenient for schools, public transport, The Princess of Wales hospital. The M4 at Junction 36 is within only 2 miles.

This home has versatile internal accommodation comprises ground floor hallway, open plan lounge/ dining room, open plan fully fitted kitchen/ breakfast room, rear hallway, shower room and bedroom 3/ study. First floor landing, fitted family shower room, 2 double bedroom, one having handwash facilities and family bathroom (potential bedroom 4 if bathroom suite removed).

Externally there is a forecourt style front garden and landscaped rear garden with secure, remote control roller door access to driveway parking for 1-2 cars (potential to extend).

The property benefits from uPVC and hardwood double glazing and gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed front door with matching window light. Corniced ceiling. Internal stained and leaded window light. Original Edwardian tiled floor. Boxed in electric meter and consumer unit. Radiator. Carpeted staircase with handrail to 1st floor. Smoke alarm. Coving. Ceiling rose. Original wood panelled door to..

Lounge/Dining Room

Open plan (originally two rooms). uPVC double glazed bay window with vertical blinds to front. Hardwood glazed door with vertical blinds to rear garden. Two chimney breasts with alcoves, each with cast iron authentic fireplaces. Two radiators. Plastered walls and ceiling. Coving. Laminate flooring. Wall mounted digital gas central heating thermostat. TV connection points. Original wood panelled door to..

Kitchen/Breakfast Room

Open plan (originally two rooms). uPVC double glazed window and door with roller blind to rear garden. Fully fitted kitchen finished with cream woodgrain doors and authentic cast metal handles. Wood effect worktops. Brick tile splashbacks. Integral oven, grill,,hob, extractor hood microwave, fridge freezer, washing machine and dishwasher to remain. Laminate flooring. Radiator. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Original door to under stairs store cupboard, housing wall mounted electrical consumer unit, hanging rail and shelf. Original stained glass panelled door to..

Inner Hallway

Laminate flooring. Plastered walls and ceiling. Original doors to shower room and bedroom.

Shower Room

uPVC double glazed window to side. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush, hand wash basin with monobloc tap set in vanity unit and tiled shower cubicle with electric shower. Chrome heated towel rail. Tiled floor. Plastered walls and ceiling. Extractor fan.

Bedroom 3 / Study

Versatile accommodation on the ground floor comprising uPVC double glazed window to side. Radiator. Laminate flooring. Plastered walls and ceiling. Loft access. Original door to hallway.

FIRST FLOOR

Landing

Split level layout, having separate stairs to front and rear of the property. Balustrade and spindles. Original doors. Airing cupboard housing hot water tank and hanging rails. Built-in closet.

Shower Room

Hardwood double glazed window to side. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap and double shower cubicle with electric shower. Fully tiled walls and floor. Chrome heated towel rail. Mirrored wall mounted cabinet.

Bedroom 1

2 uPVC double glazed windows to front. Fitted triple wardrobe with corner shelving. Cast-iron fireplace with fitted wardrobes to alcoves. Wall and ceiling lights. Fitted carpet. Coving. Radiator. TV point.

Bedroom 2

Hardwood double glazed window to side with views over communal green area. Hand wash basin set in vanity unit. Laminate flooring. Radiator.

Family Bathroom/ Optional Bedroom 4

Originally used as a bedroom. Removal of bathroom suite would create a fourth bedroom. Hardwood double glazed window to rear. Cast-iron fireplace with surround alcoves. 6 ft heated towel rail. Tiled floor. Fitted four piece bathroom suite in white comprising freestanding double ended bath with mixer taps, close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap and shower cubicle with rainstorm, shower and hair wash spray. Tiled splashbacks. Illuminated vanity mirror.

EXTERIOR

Front Garden

Forecourt style front garden with stone built walls, brick pillars and wrought iron railings and gate. Secure gated access to side pathway and main entrance door to dwelling.

Rear Garden

Landscaped rear garden laid with block paved and pressed concrete patio areas. Raised planting beds. Stone built boundary and internal walls. Secure, remote control roller vehicle door access from lane. Driveway for 1 to 2 cars with potential to extend. Variety of shrubs and ornamental trees. Security floodlights. Water tap.

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

D

Current heating type

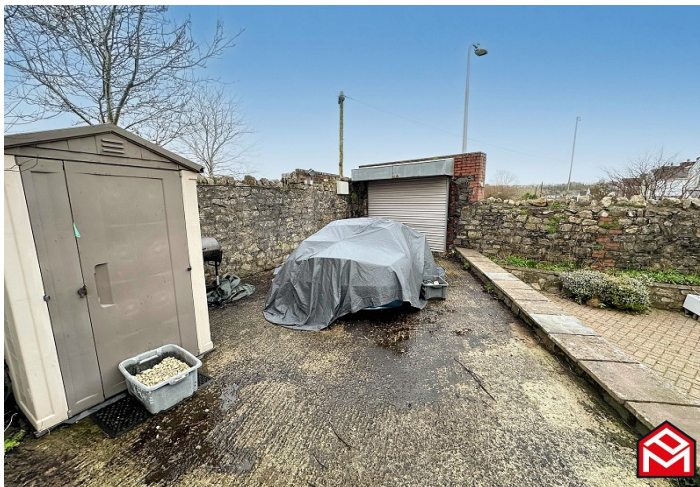
Gas

Tenure

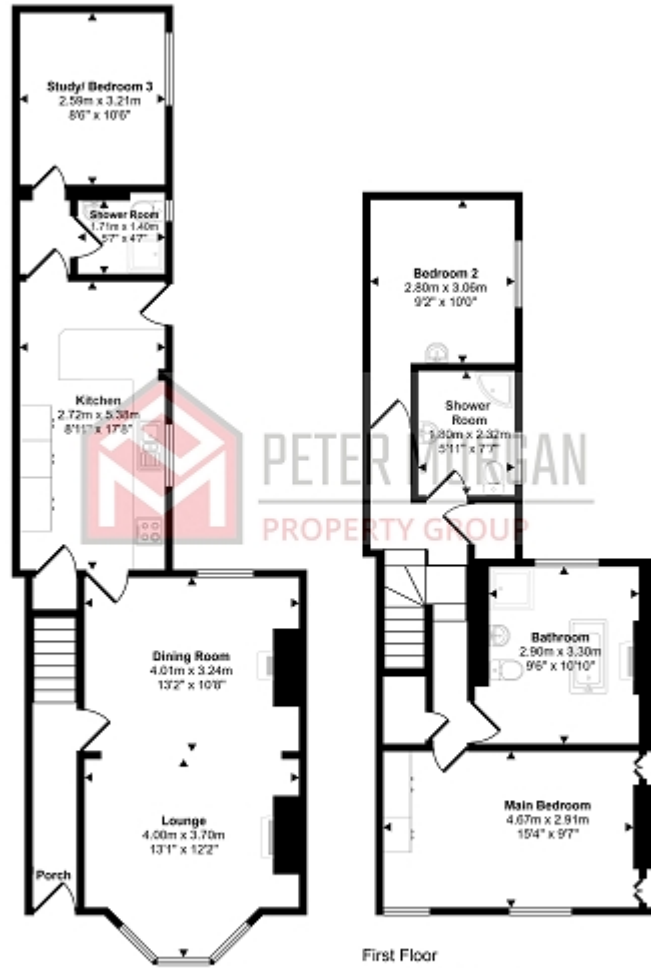
Freehold







Approx Gross Internal Area
111 sq m / 1199 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft

First Floor
Approx 52 sq m / 556 sq ft

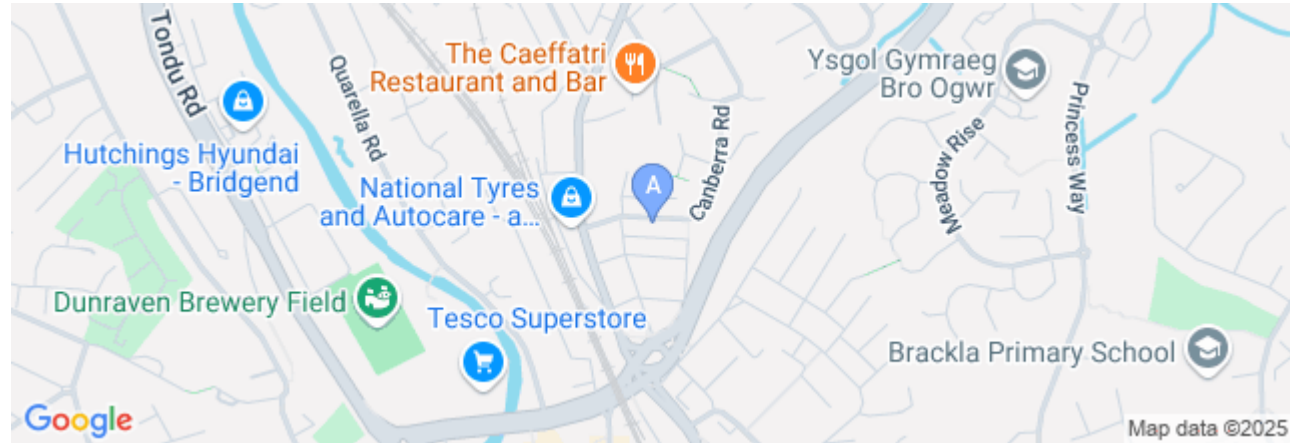
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



5 Highland Place, Bridgend, Bridgend County. CF31 1LS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(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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