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PETER MORGAN

1 Penyrallt Avenue, Bridgend, Bridgend County. CF31 1QG

£267,500

Main Features

- Traditional bay fronted semi detached home
- Open plan kitchen/ breakfast/ living room
- 3 bedrooms
- Cloakroom and first floor shower room
- Attached garage/ workshop
- South facing rear garden
- Convenient for supermarkets, Out of Town shopping, local pub/restaurant and the M4 at Junction 36
- Approximately 1 mile from the Princess Of Wales Hospital, local school and rail link
- Combi gas central heating and uPVC double glazing
- Council Tax Band D. EPC: C

General Information

TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOME WITH ATTACHED GARAGE/ WORKSHOP, SOUTH FACING REAR GARDEN AND OPEN PLAN KITCHEN/ BREAKFAST/ LIVING ROOM PROVIDING INDOOR/ OUTDOOR LIVING

This home is situated in an ideal location for commuters and locals alike, convenient for supermarkets, Out of Town shopping, local pub/restaurant and the M4 at Junction 36. Approximately 1 mile from the Princess Of Wales Hospital, local school and rail link.

The property has accommodation comprising ground floor hallway, half turn staircase to 1st floor, cloakroom, lounge with bay window, open plan fitted kitchen/ breakfast/ living room with French doors to garden and access to attached garage.

First floor landing, family shower room and three bedrooms with fitted wardrobes. Externally, there are landscape gardens to front and rear, driveway parking and garage/ workshop

The property benefits from combi gas central heating, uPVC double glazing, underfloor heating to shower room and kitchen. Fitted blinds are to remain.

GROUND FLOOR

Hallway

uPVC front door with leaded stain glass centre panel. Herringbone wood block flooring. Vertical tubular radiator. Plastered walls and ceiling. Inset ceiling spotlights. Half turn spindled and carpeted staircase to 1st floor. Understairs store cupboard with uPVC double glazed window, coat rail and electrical consumer unit.

Cloakroom

uPVC double glazed internal window. Two piece suite in white comprising close coupled w.c with push button flush and hand wash basin with monobloc tap. Fully tiled walls. Tiled floor. Plastered ceiling.

Lounge

uPVC double glazed bay window with Venetian blinds to front. Radiator. Recessed mosaic tiled fireplace with wood mantle. Alcoves. Polished nickel effect electrical fittings. TV and Internet connection points. Two radiators. Fitted carpet. Plastered walls and ceiling.

Open Plan Kitchen/ Breakfast/ Living Room

Open plan heart of the property providing indoor / outdoor living as follows..

Kitchen Area

uPVC double glazed window to Freya fitted kitchen finished with white doors, brushed steel handles and granite effect worktops with mosaic tiled splashbacks. Integral oven, grill, ceramic hob, extractor hood and dishwasher. Space for fridge freezer. Tiled floor with underfloor heating. Plastered walls and ceiling. Inset ceiling spotlights. Smoke alarm. uPVC double glazed door to garage. Breakfast bar with base storage. Nickel effect electrical fittings.

Living Area

uPVC double glazed French doors to rear decking and garden. Herringbone original wood block flooring. Plastered walls and ceiling with spotlights. Radiator. TV connection. Nickel effect electrical fitments with USB charging points.

FIRST FLOOR

Landing

uPVC double glazed window to front with Venetian blind. Radiator. Balustrade and spindles. Loft access with loft ladder to part boarded attic with light. Fitted carpet. Wall mounted gas central heating thermostat. Polished nickel electrical fitments. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Oak vertical panelled doors to bedrooms and..

Shower Room

uPVC double glazed window to side. Fitted three-piece suite in white comprising close coupled w.c with push button flush, pedestal hand wash basin with monobloc tap and shower cubicle with mixer shower. Tiled walls. Tiled floor. Curved towel rail. Plastered ceiling with spotlights. Extractor fan. Vanity mirror. Underfloor heating.

Bedroom 1

uPVC double glazed bay window with Venetian blinds to front. Radiator. Fitted carpet. Plastered walls and ceiling. Coving. Inset ceiling spotlights. Polished nickel effect electrical fitments. Fitted full width wardrobes with sliding doors.

Bedroom 2

uPVC double glazed window to rear. Fitted wardrobes. Alcove. Plastered walls and ceiling. Coving. Fitted carpet. Polished nickel effect electrical fitments. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted wardrobe. Fitted carpet. Plastered walls and ceiling.

EXTERIOR

Front Garden

Laid to lawn. Decorative ornamental shrubs. Palm tree. Brick boundary walls. Planting bed. Double galvanised gates leading to concrete driveway with parking for two cars. External gas meter box. Courtesy light to front door.

Garage / Work Shop

Electrical remote control roller vehicular door to front. PVC double glazed door to rear and to kitchen. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Work benches.

LED electric strip lighting. Power points with USB charging points. Electrical consumer unit.

(The garage has potential for conversion, subject to the necessary planning permission and building regulations being obtained by the new owner).

Rear Garden

Southerly facing garden laid with lawns, patio and wood decking. Access to kitchen / living room via French doors. Fishpond. A variety of ornamental trees. Water tap. Courtesy light.

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

Combi

Tenure

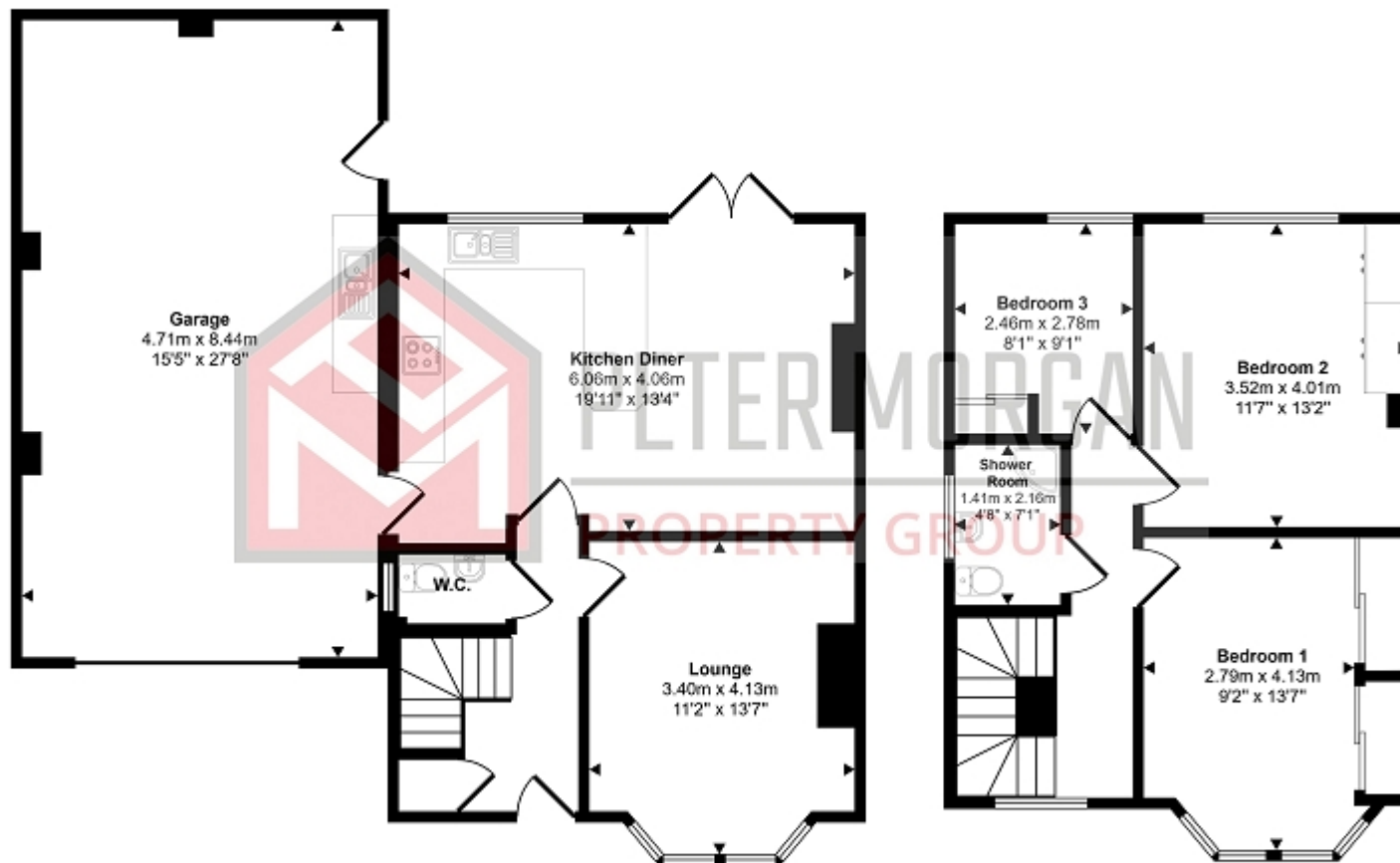
Freehold







Approx Gross Internal Area
137 sq m / 1471 sq ft




Ground Floor
Approx 89 sq m / 958 sq ft

First Floor
Approx 48 sq m / 513 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	73	
(55-68) D		
(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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