

THE GUILD
PROPERTY
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GOLD WINNER

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Brook Cottage 9 Stormy Lane, Nantymoel, Bridgend, Bridgend County. CF32 7TD



PETER MORGAN

£475,000

Main Features

- 4-5 bedroom detached home
- Semi rural roadside location
- Double garage and driveway
- Main living room with bar area
- 2 further reception rooms
- Stone features and arched windows
- Within approximately 8 Miles of the M4 at Junction 36 to the South and 6.5 miles to Treorchy
- Conveniently located for local school, cycle, track, shops, newly renovated public house/restaurant, cafe, community centre and playing fields
- Hardwood double glazing & combi GCH
- Council Tax Band : D. EPC: D

General Information

4- 5 BEDROOM, 3 RECEPTION, DETACHED FAMILY HOME SITUATED IN A SEMI RURAL LOCATION WITH OPEN ASPECTS OVER NATURE RESERVE, FIELDS, HILLS WOODLAND AND BROOK. BOASTING APPROXIMATELY 1973 SQ FT OF ACCOMMODATION, CONTEMPORARY FULLY FITTED KITCHEN AND DOUBLE ASPECT LIVING ROOM WITH BAR, FULLY LANDSCAPED GARDENS, DOUBLE GARAGE AND MORE!!

Situated within easy access to the A4061. Within approximately 8 Miles of the M4 at Junction 36 to the South and 6.5 miles to Treorchy. Conveniently located for local school, cycle, track, shops, newly renovated public house/restaurant, cafe, community centre and playing fields. This home offers spacious family accommodation as follows.. Ground floor hallway, study, playroom/ bedroom 5, main lounge, inner hallway, cloakroom, kitchen, utility room and rear porch. First floor landing, Jacuzzi bathroom, 4 bedrooms and Jack & Jill shower room. Externally there are front, side and rear gardens, a double detached garage and small parcel of land. The property benefits from hardwood double glazing and combi gas central heating.

GROUND FLOOR

Hallway

Tiled floor. Hardwood double glazed main entrance door. Plastered walls. Coving. Smoke alarm. Gas central heating thermostat. Glazed doors to reception rooms.

Study

Hardwood double glazed window with open aspect over road, field and hills to front. Built-in wooden desk with work top and shelving. Tiled floor. Radiator. Plastered walls and ceiling. Coving. Boxed in electric meter. TV and telephone connection points.

Playroom/Bedroom 5

Hardware double glazed window with open aspect to front. Tiled floor. Radiator. Plastered walls and ceiling. Coving. TV point. Loft access.

Main Lounge

Hardware double glazed French doors to side out to courtyard garden. Tiled floor. Plastered walls. Cornice ceiling. Two radiators. Two Hardwood Cathedral arched windows with matching fitted shutters to side. Cathedral arched illuminated niche with fitted matching doors. Further Cathedral arched niche with built-in base computer cupboard with power and telephone points and retractable computer shelf. Stone featured and spotlight illuminated drink bar with fitted cabinets. Radiator. Tiled floor. Hardwood double glazed window to side and wooden bar with optics.

Inner Hallway

Half turn spindled staircase with central runner to first floor. Under stairs store cupboard housing gas meter. Wall mounted central heating time control. Tiled floor. Plastered walls and ceiling. Coving. Radiator. Smoke alarm.

Cloakroom

Fitted two piece suite in White comprising close WC with push button flush and pedestal hand wash basin. Fully tiled walls and floor. Extractor fan. Wall mounted Combi gas central heating boiler. Plastered and coved ceiling. Radiator.

Kitchen

Double aspect with two hardwood double glazed windows to side having views of Hills. Contemporary Shaker style fully fitted kitchen, finished with Ivory Wood grain effect doors. LED motion activated illumination to butchers block wooden worktops. Double porcelain sink unit with mixer tap and single drainer. Integral oven, grill, ceramic hob, extractor hood, fridge/freezer and dishwasher. Kick board and under work top LED dimmable lighting. Tiled floor. Plastered walls. Coving. Glazed door to

Utility Room

Fitted Shaker style wall and base units matching kitchen. Butchers block work top with 1 1/2 bowl porcelain sink unit with mixer tap. Brick tiled splash back. Tiled floor. Radiator. Plastered walls and ceiling. Coving. Plumbing for washing machine. Vent for tumble dryer. Glazed door to

Rear Porch

Two hardwood windows. Venetian blinds. Hard wearing core matting. Cat flap. Loft access. Plastered walls and ceiling. Coving. Power points.

FIRST FLOOR

Landing

Hardwood arched leaded and stained double glazed window to side. Balustrade with spindles. Double folding doors to linen cupboard with slatted shelves. Radiator. Grey fitted carpet. Plastered walls. Coving. Smoke alarm. Large loft access. White wooden panel doors with contemporary Black handles to all rooms.

Family Jacuzzi Bathroom

Hardwood and frosted double glazed window with roller blind to rear. Fitted Five piece bathroom suite in White comprising close WC with push button flush bidet, sunken Jacuzzi bath with overhead mood LED lighting, hand wash basin with mono block tap set in vanity unit and shower cubicle with mixer shower. Fully tiled walls and floor. Chrome heated towel rail. Illuminated vanity mirror. Plastered and coved ceiling with inset spotlights. Extractor fan.

Bedroom 1

Double aspect room having hardware double glazed windows to side and rear with views of hills, field, woodland and brook. Fitted Grey carpet. Plastered walls and ceiling. Coving. Radiator. White panelled door to

Jack And Jill Shower Room

Providing access to landing and bedroom one. Hardwood double glazed window to side. Fitted three-piece suite in White comprising close WC with push button flush, hand wash basin set in vanity unit and double shower cubicle with rain storm shower and hair wash spray. PVC clad splash back. Laminate flooring. Heated tubular radiator with towel rail.

Bedroom 2

Hardwood double glazed window with far reaching Southerly views of Woodland, hills, road and local area to front. Radiator. Grey fitted carpet. Plastered walls and ceiling. Coving.

Bedroom 3

Hardware double glazed window with far reaching and Southerly views of Woodland, hills, road and local area to front. Grey fitted carpet. Plastered walls and ceiling. Coving. Radiator.

Bedroom 4

Hardwood double glazed window to side overlooking Woodland and brook. Grey fitted carpet. Plastered walls and ceiling. Coving. Radiator.

EXTERIOR

Front Garden

Laid with Indian flagstone. Paved patio. Planting beds. Lantern illumination. Gravel laid driveway for two cars.

Double Garage

Two separate up over doors.

Side Courtyard Garden

Laid with Indian flagstone. Paved patio. Rendered block built walls with wood fence panel inserts. Water tap. Courtesy light. French doors providing access to main living room. Arched double gates providing access to

Rear Garden

Fully landscaped and private. One garden set over two levels as follows:-

Courtyard

Indian Flagstone paved patio. Rendered block walls with external lighting and fence panel inserts. External power point. Water tap. Rear entrance via rear porch to the main dwelling. Paved low rising steps to

Garden

Laid with lawn. Indian Flagstone curved pathways to wood decked areas. Brick built outdoor barbecue. Water feature. Planting beds. Two sets of double gates to each side of the property. Rendered block built walls with external lighting and fence panel inserts.

Parcel Of Land

Small parcel of land enclosed with fencing and with gated pedestrian access. Within the parcel stands an electrical lamp post.

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

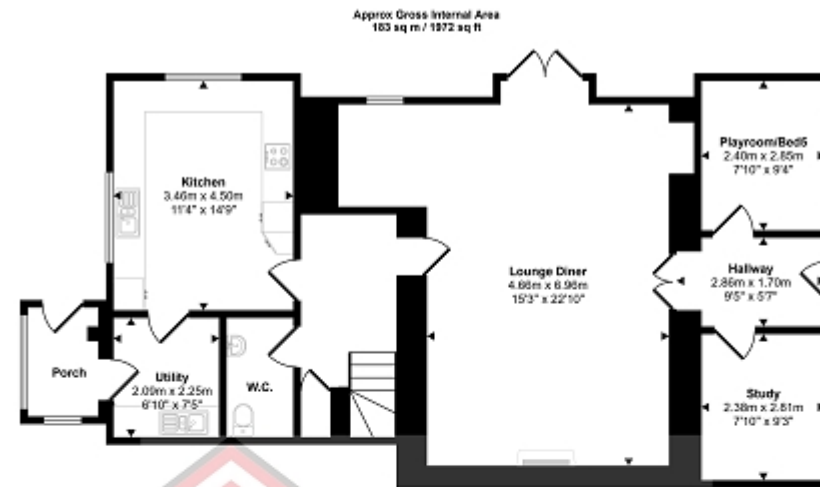
Tenure

Freehold

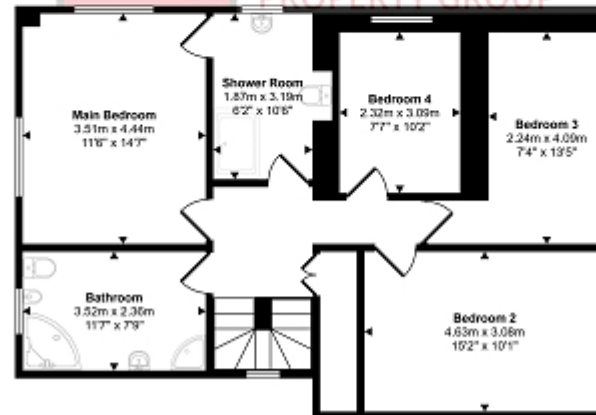








Ground Floor
Approx 101 sq m / 1092 sq ft




First Floor
Approx 82 sq m / 881 sq ft

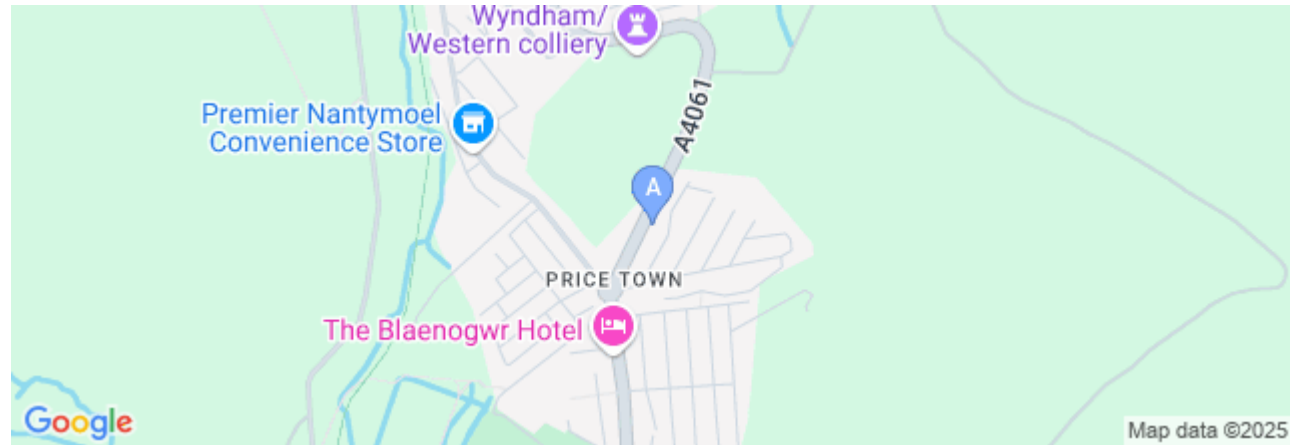
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		84
(69-80) C		
(55-68) D	67	
(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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