

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



136 Ty Gwyn Drive, Brackla, Bridgend, Bridgend County. CF31 2QH



PETER MORGAN

£220,000

Main Features

- Three bedroom semi detached home
- Open plan lounge/dining room
- Kitchen
- Family bathroom
- Enclosed rear garden
- Garage with home office with electric & lighting
- Convenient location for schools, shops & public transport link
- uPVC double glazing
- Combi gas central heating
- Council Tax Band: C. EPC: C

General Information

THREE BEDROOM, SEMI DETACHED PROPERTY WITH OPEN PLAN LOUNGE/ DINING ROOM, GARAGE WITH HOME OFFICE & MORE!

Situated approximately 2.1 miles to M4. Approximately 3.2 miles to Mc Arthur Glen Designer Village. Approximately 2.7 miles to the Princess of Wales Hospital.

This home comprises entrance hall, open plan lounge/dinning room, kitchen. First floor landing, family bathroom, 3 bedrooms. Enclosed rear garden. Garage.

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

GROUND FLOOR

Entrance Hall

uPVC double glazed front door. Wood effect flooring. Vertical radiator.

Open Plan Lounge/ Dining Room

uPVC double glazed window to front. uPVC double glazed sliding doors to rear. Wood effect flooring. Plastered walls and ceiling. Vertical radiator. Access to kitchen. Access to storage.

Kitchen

uPVC double glazed window to rear. A range of wall and base units with wood effect worktops. Integrated fridge/freezer. Integrated electric Induction hob and oven. Tiled splash back. Sink with drainer and central mixer tap. Wood effect flooring.

FIRST FLOOR

Landing

uPVC double glazed window. Fitted carpet. Access to bedrooms and family bathroom.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Plastered walls. Radiator.

Bedroom 2

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

Bedroom 3

uPVC double glazed window to front. Fitted carpet. Plastered walls. Radiator. Access to storage.

Family Bathroom

uPVC double glazed window. Mains shower over bath, wall mounted glass shower screen, w.c and wash hand basin. Wood effect flooring. Wall mounted heated towel rail. Extractor fan. Spotlights to ceiling.

EXTERIOR

Front Garden

Path leading to front door. Lawned area.

Rear Garden

Enclosed rear garden with patio leading to area of lawn. Access to garage.

Garage

Half of the garage is set up as a home office with electric and lighting . The other half is storage.

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

C

Current heating type

Combi

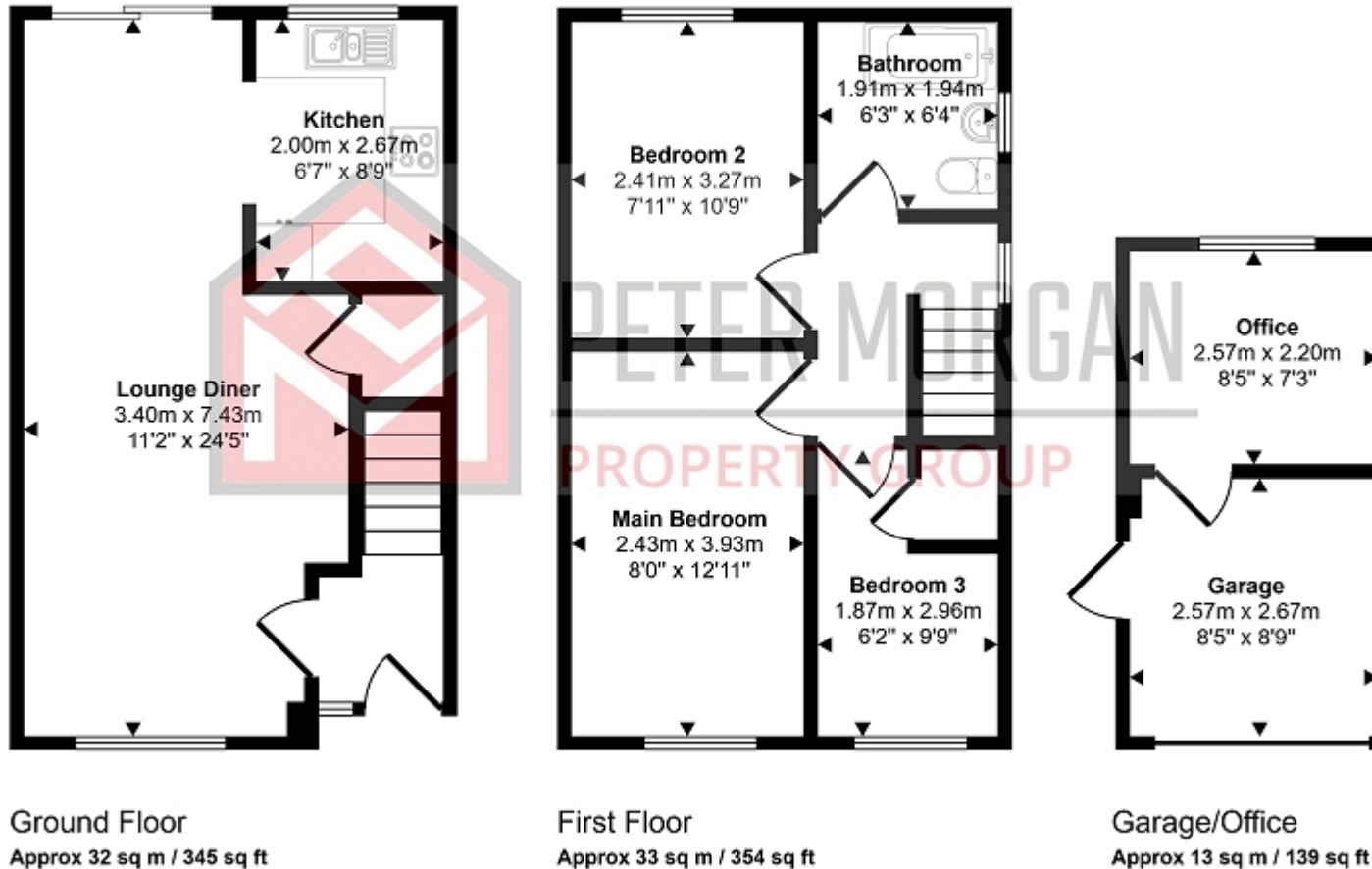
Tenure

Freehold





Approx Gross Internal Area
78 sq m / 838 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		86
(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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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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