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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

1 Bro Dirion, Broadlands, Bridgend, Bridgend County. CF31 5AB

£355,000

Main Features

- Four bedroom detached house
- Situated on a corner plot
- Open plan kitchen/ breakfast room
- Lounge and dining/ sitting room
- Detached garage and driveway
- Approximately 1 mile from local shopping precinct and school. Convenient for the A48 and local amenities
- Approximately 1.5 miles from Bridgend Town centre, 6 miles from the coastline at Ogmores By Sea
- 25.5 miles from Cardiff City Centre and 22 miles from Swansea City Centre. 18 miles from Cardiff International Airport
- uPVC double glazing and gas central heating
- Council Tax Band: E. EPC: C

General Information

FOUR BEDROOM DETACHED HOUSE OCCUPYING A CORNER PLOT WITH GARAGE AND DRIVEWAY, OPEN PLAN KITCHEN/ BREAKFAST ROOM AND MAIN BEDROOM WITH ENSUITE.

Situated in a popular location on the Broadlands Development. Approximately 1 mile from local shopping precinct and school. Convenient for the A48 and local amenities. Approximately 3.5 miles from the M4 at Junction 36, 1.5 miles from Bridgend Town centre, 6 miles from the coastline at Ogmores By Sea. 25.5 miles from Cardiff City Centre and 22 miles from Swansea City Centre. 18 miles from Cardiff International Airport.

This home has accommodation comprising ground floor hallway, cloakroom, lounge, dining/ sitting room, open plan kitchen/ breakfast room and utility room. First floor landing, family bathroom, 4 bedrooms and ensuite shower room to main bedroom. This home also benefits from a detached garage.

GROUND FLOOR

Hallway

Fitted carpet. Plastered walls. Radiator.

Cloakroom

uPVC double glazed window. Tiled floor. 2 piece suite in white comprising close coupled w.c and hand wash basin set in vanity base unit.

Lounge

uPVC double glazed bay window. Fitted carpet. Radiator. Fireplace with surround.

Dining Room / Sitting Room

uPVC double glazed patio doors to rear. Plastered walls. Fitted carpet. Radiator.

Open Plan Kitchen/ Breakfast Room

uPVC double glazed windows. A range of wall mounted and base units with contrasting worktops. Tiled floor. Integrated fridge freezer. Integrated Bosch gas hob and Bosch electric oven. Stainless steel sink unit with drainer and central mixer tap. Plumbed for dishwasher. Space for table and chairs. Radiator. Plastered walls.

Utility Room

Wall mounted and base unit with contrasting worktops. Tiled floor. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink with drainer and central mixer tap.

FIRST FLOOR

Landing

Plastered walls. Fitted carpet. Access to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. 3 piece bathroom suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with fixed shower. Tiled splashback.

Bedroom 1

uPVC double glazed window. Wood effect flooring. Plastered walls. Built-in wardrobes. Radiator. Door to..

En-suite shower room

uPVC double glazed window. 3 piece shower suite comprising shower cubicle with glass shower door, close coupled w.c and pedestal hand wash basin. Plastered walls. Extractor fan.

Bedroom 2

uPVC double glazed window. Plastered walls. Radiator. Storage cupboard.

Bedroom 3

uPVC double glazed window to rear. Plastered walls. Radiator. Wood effect flooring.

Bedroom 4

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

EXTERIOR

Front Garden

Pathway leading to front door. Laid to area of lawn. Mature shrubs and plants. Decorative stones.

Detached Garage

Up and over vehicular door. Electric and lighting.

Rear Garden

Enclosed rear garden. Pathway leading to area of lawn. Mature shrubs and plants. Access to front.

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 E

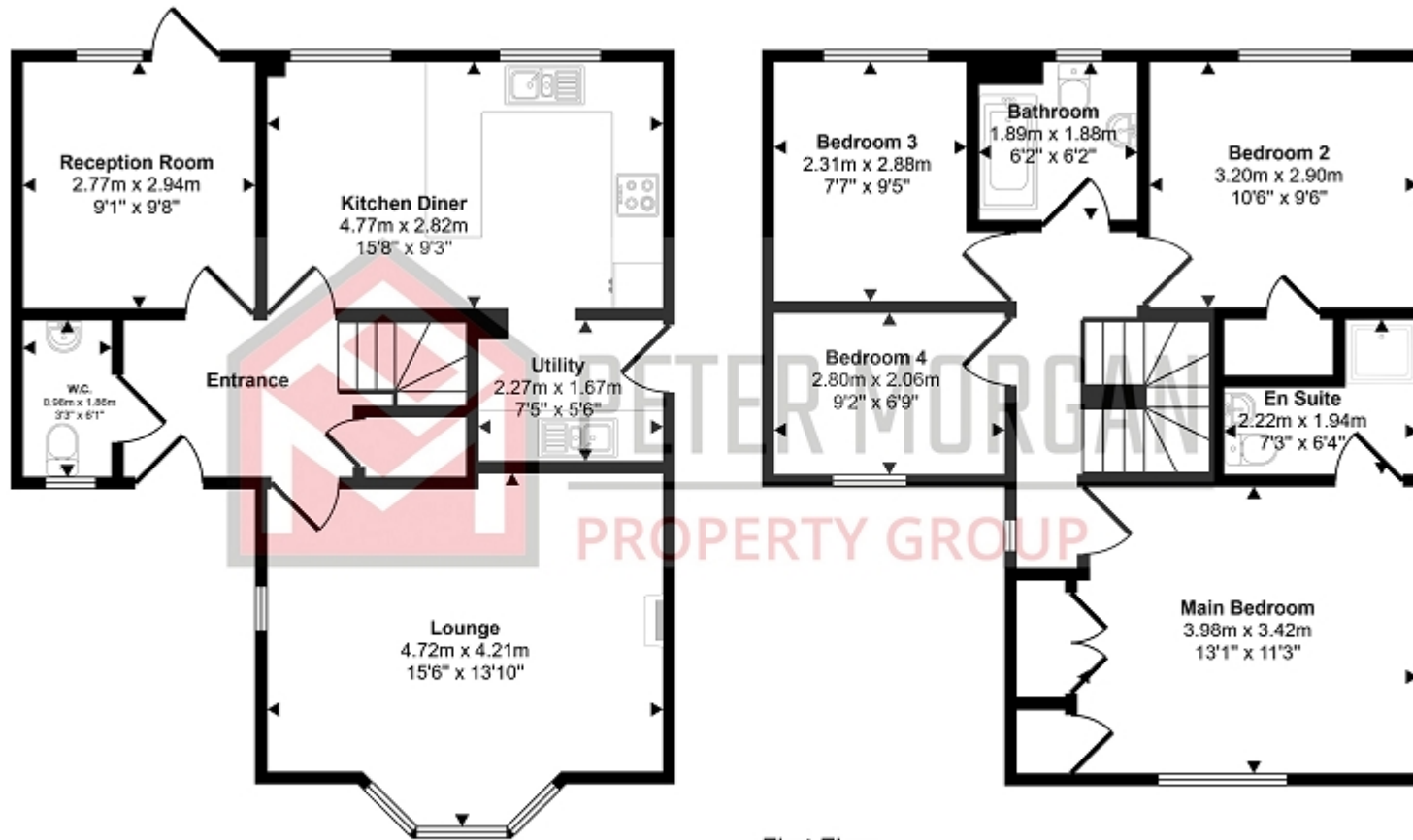
Current heating type Gas

Tenure Freehold





Approx Gross Internal Area
111 sq m / 1193 sq ft




Ground Floor
Approx 55 sq m / 595 sq ft

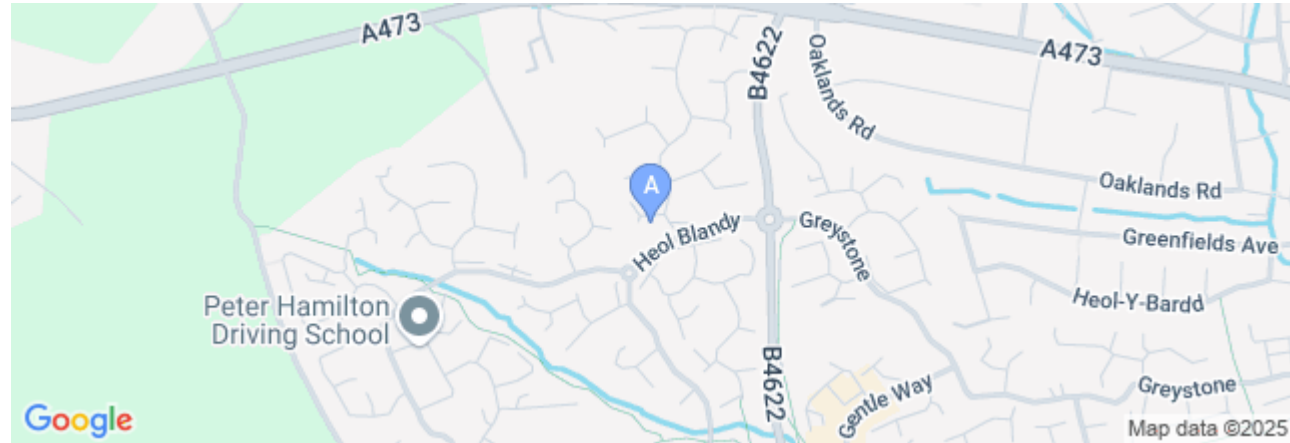
First Floor
Approx 56 sq m / 598 sq ft

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		83
(69-80) C	70	
(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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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.

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