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WALES
SALES
GOLD WINNER

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14 Pleasant View, Aberkenfig, Bridgend, Bridgend County. CF32 9BY



PETER MORGAN

£125,000

Main Features

- Ground floor apartment in modernised condition
- 2 double bedrooms
- Woodland aspect to front and rear
- Kitchen/ dining room
- Front and rear gardens
- Situated in a convenient location for village amenities at Aberkenfig village
- Conveniently located for schools and leisure facilities. Bridgend Town centre is within approx 3 miles
- Approx 1 mile from the M4 and bus terminal at Junction 36 Sarn services, and the McArthur Glenn Designer outlet
- uPVC double glazing and combi gas central heating
- Council tax band: A. EPC: D

General Information

2 DOUBLE BEDROOM GROUND FLOOR APARTMENT IN MODERNISED CONDITION WITH OPEN AND WOODLAND ASPECTS TO FRONT AND REAR.

Situated in a convenient location for village amenities at Aberkenfig village. Approx 1 mile from the M4 and bus terminal at Junction 36 Sarn services, and the McArthur Glenn Designer outlet. Approx 1/4 mile to park and ride rail link at Sarn. Also conveniently located for schools and leisure facilities. Bridgend Town centre is within approx 3 miles.

This home has accommodation comprising hallway, lounge with open aspect, kitchen/ dining room, rear hallway, 2 double bedrooms, shower room and cloakroom.

The property has undergone improvement works over recent years to include new roof and internal modernisation. Benefitting from uPVC double glazing & Combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed front door with matching full length side panel. Radiator. Laminate flooring. Plastered walls. Textured ceiling. Boxed in electric meter. Two built-in store cupboards.

Kitchen / Dining Room

uPVC double glazed window to rear. Door to rear hallway. Fitted wall mounted and base units finished with grey gloss doors with brushed steel handles. Marble effect worktops. Stainless steel sink unit. Electric cooker point. Tiled splashback. Plumbed for washing machine. Tiled floor. Radiator. Built-in larder cupboard. Plastered walls. Textured ceiling.

Rear Hallway

uPVC double glazed door and window to rear. Tiled floor. Wall mounted Combi gas central heating boiler with wireless thermostat and timer controls. Plastered walls and ceiling.

Lounge

uPVC double glazed window with open aspect over communal green and woodland to front. Radiator. Fitted carpet. Plastered walls. Papered feature wall. Textured ceiling.

Shower Room

uPVC double glazed window to rear. Fitted two piece suite in white comprising hand wash basin with monobloc tap set in vanity unit, tiled shower cubicle with rainstorm shower and hair wash spray. Chrome heated towel rail. Part tiled walls. Tiled floor.

Cloakroom

uPVC double glazed window to rear. Close coupled WC. Part tiled walls. Tiled floor.

Bedroom 1

uPVC double glazed window with open aspect over communal green and woodland to front. Radiator. Fitted carpet. Built in cupboard. Plastered walls. Papered feature wall. Textured ceiling.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls. Textured ceiling. Built in store cupboard.

EXTERIOR

Front Garden

Laid with paved patio. Overlooking communal green and woodland. Shared pathway. Steps and handrail leading to front and rear entrance doors. Gas meter box.

Rear Garden

Concrete patio sloped garden area backing onto woodland.

Leasehold details

125 years from 13th March 1997
£365.74 Service charge as of 01/04/2024
Peppercorn ground rent

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

A

Current heating type

Combi

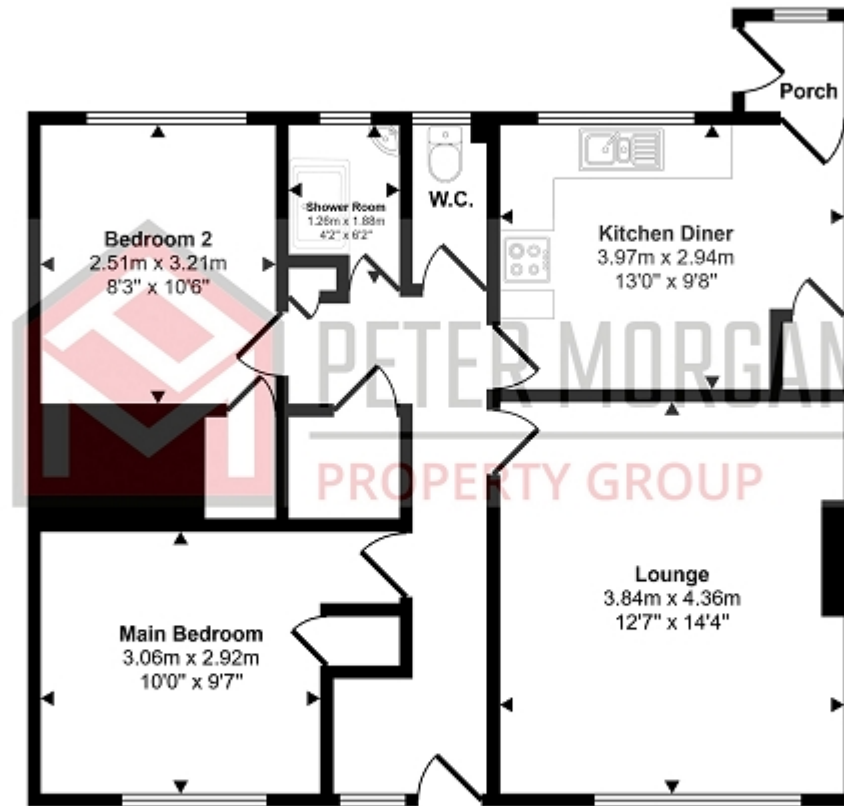
Tenure

Leasehold





Approx Gross Internal Area
66 sq m / 707 sq ft



Floorplan

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		
(69-80) C		76
(55-68) D	64	
(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.

Neath Hub

npt@petermorgan.net
lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath

Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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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.

Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

www.petermorgan.net

03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

