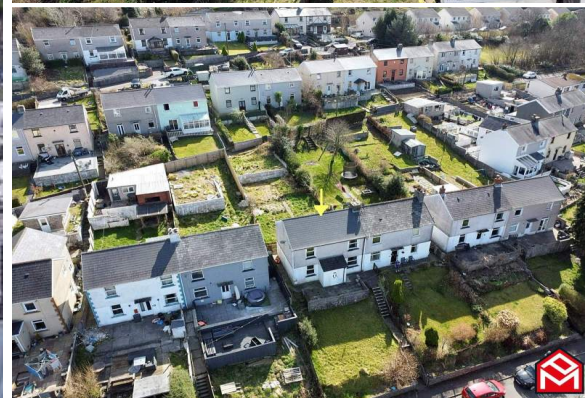




2021
WALES
SALES
GOLD WINNER
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Lettings & Financial

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PETER MORGAN

30 Heol Llangeinor, Llangeinor, Bridgend, Bridgend County. CF32 8PW

£150,000

Main Features

- 3 bedroom semi detached home
- Situated in an elevated position with open aspect over woodland, hills & road
- Fitted kitchen & bathroom
- Utility room
- Situated conveniently within the Village for local shop, school, public house, bus stop & cycle track
- Views of Woodland & hills from all front windows
- Spacious gardens that require landscaping
- uPVC double glazing & Combi gas central heating (last tested January 2025)
- Offered for sale with Vacant possession!
- Council Tax Band: A. EPC:D

General Information

THREE BEDROOM SEMI DETACHED HOME, SITUATED IN AN ELEVATED POSITION WITH OPEN ASPECT OVER WOODLAND, HILLDS ND ROAD. SPACIOUS GARDENS WITH POTENTIAL, FITTED KICTHEN & BATHROOM. OFFERED WITH VACANT POSSESION.

Situated conveniently within the Village, local shop, school, public house, bus stop & cycle track (providing access to Bryngarw Country Park and The Garw Valley) are all within 1/4 mile approx. The M4 is within approximately 3.5 miles miles at Junction 36.

The property has accommodation comprising porch, lounge, fitted kitchen/ dining room, utility room. Landing, fitted bathroom and 3 bedrooms. There are views of woodland and hills from all front windows.

Externally there are spacious gardens that require landscaping.

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

Offered For sale with vacant possession

GROUND FLOOR

Vestibule

uPVC double glazed front door and window. Glazed Internal door to

Lounge

uPVC double glazed window with far reaching views of a woodland and hills to front. Pebble effect living flame gas fire (not tested) with marble hearth, back plate and wood surround. Alcoves. Radiator. TV connection. Laminate flooring. Arched niche. Wall mounted Combi gas central heating thermostat. Doors to dining room. Staircase to first floor and utility room. Brushed steel electrical fitment.

Utility Room

uPVC double glazed window to rear. Plumbing for washing machine. Shelving.

Kitchen / Dining Room

Connected via square archway as follows

Dining area- uPVC double glazed window with far reaching views over woodland and hills to front. Radiator. Laminate flooring. Alcove. Brushed steel electrical fitment. Square archway to

Kitchen

Fitted kitchen with shaker style Cream woodgrain doors and Chrome handles comprising a variety of wall mounted and base units. Stainless steel sink unit with mixer tap. Wood affect worktops. Integral gas hob & extractor hood. Combination microwave/grill. Integral oven with grill. Dishwasher. Space for American style fridge/freezer. Vertical column radiator, Laminate flooring. Inset ceiling spotlights. Brush steel electrical fitment. uPVC double glazed door and window to rear garden.

FIRST FLOOR

Landing

Access via a quarter turn carpeted staircase with handrail from lounge. uPVC double window to rear. Oak balustrade with toughened glass inserts. Carpet. Loft access. Plastered walls. Coving. Textured ceiling. Wall mounted electric meter and consumer unit. Pine doors to bedrooms and

Bathroom

uPVC double glazed window to rear. Fitted three-piece bathroom suite in White comprising close WC with push button flush, hand wash basin with mono block tap set in vanity unit and panel bath with overhead electric shower and glass screen. Wall mounted mirrored cabinet. Chrome heated towel rail. White gloss doors to storage cabinet. Tiled plinth. Cushioned flooring.

Bedroom 1

uPVC double glazed window with far reaching views over woodland and hills to front. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window with far reaching views of woodland and hills to front. Radiator. Airing cupboard housing Combi gas central heating boiler.

Bedroom 3

New uPVC double glazed window to rear. Radiator. Carpet.

EXTERIOR

Front Garden

Shared steps leading to patio area and front door. Side pathway. Turfed garden.

Rear Garden

Family size tiered rear garden with rear pedestrian access. The garden requires landscaping. External under stairs cupboard. Water tap.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

A

Current heating type

Gas

Tenure

Freehold










Approx Gross Internal Area
85 sq m / 915 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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