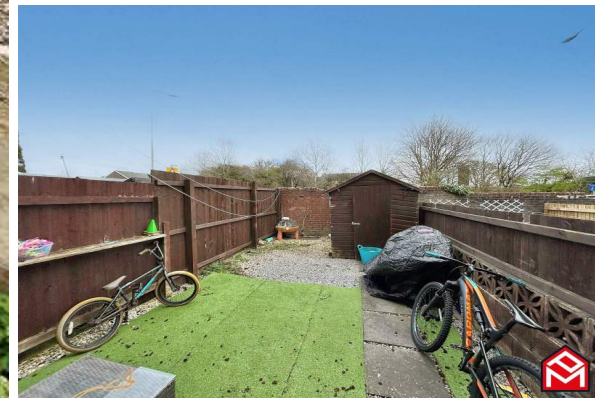


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PETER MORGAN

**81 Trem-y-mor, Brackla, Bridgend, Bridgend County. CF31 2HB**

**£140,000**

## Main Features

- Two double bedroom mid link home
- Lounge / dining room
- Front & rear gardens
- Allocated parking
- Situated in a highly convenient location for shopping precinct, schools and public transport links
- The M4 at Junction 36 and Bridgend Town Centre are within approximately 3 miles
- uPVC double glazing
- Combi gas central heating
- Council Tax Band B. ER:C

## General Information

2 DOUBLE BEDROOM, MID LINK HOME WITH FRONT AND REAR GARDENS AND ALLOCATED PARKING. SITUATED IN A HIGHLY CONVENIENT LOCATION FOR SHOPPING PRECINCET, SCHOOLS AND PUBLIC TRANSPORT LINKS.

Only 3 miles from the M4 at junction 36 and 2 miles from Bridgend Town Centre.

This home has accommodation comprising ground floor hallway, kitchen, lounge/dining room. First floor landing, bathroom and 2 double bedrooms.

Externally there are gardens to front and rear and off-road parking.

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

## GROUND FLOOR

### Hallway

uPVC double glazed front door. Ranch style banister and staircase to first floor. Radiator. Mains powered smoke alarm. Under stairs recess. Radiator.

## Kitchen

uPVC double glazed window to front. A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Gas cooking range with oven grill and five ring gas hob. Plumbed for washing machine. Space for fridge freezer. Wall mounted Combi gas central heating boiler. Built in store cupboard. Tiled floor.

## Lounge/Dining Room

Two uPVC double glazed doors with matching full length side panels to rear garden. Laminate flooring. Radiator. TV connection. Telephone and Internet connection points.

## FIRST FLOOR

### Landing

Mains powered smoke alarm. Loft access. Linen cupboard.

### Bathroom

Three-piece suite in White comprising close WC, pedestal hand wash basin and panel bath with mixer tap shower spray and tiled surround. Laminate flooring. Extractor fan.

### Bedroom 1

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

### Bedroom 2

uPVC double placed window to front. Open aspect. Fitted carpet. Radiator.

## EXTERIOR

### **Front Garden**

Front garden laid to lawn. Paved pathway. Patio area. Gas and electric meter boxes.

### **Rear Garden**

Enclosed garden.

### **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](mailto: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**

B

### **Current heating type**

Combi

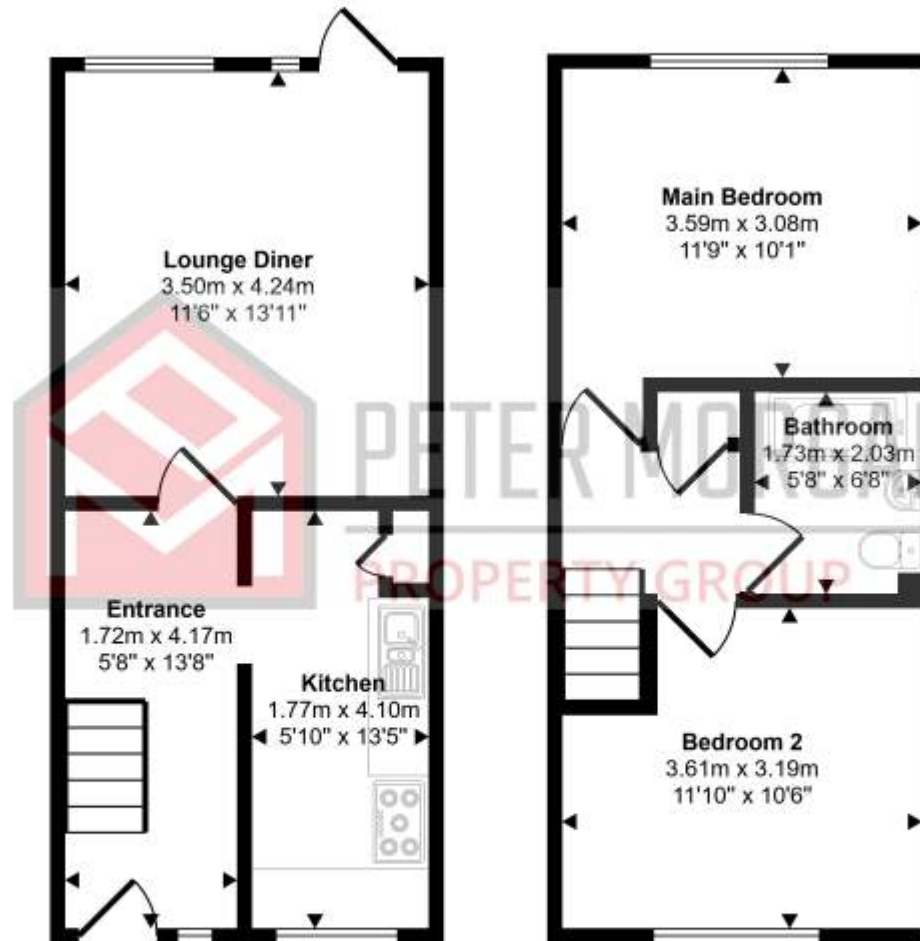
### **Tenure**

Freehold





Approx Gross Internal Area  
61 sq m / 660 sq ft



Ground Floor  
Approx 31 sq m / 329 sq ft

First Floor  
Approx 31 sq m / 332 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.

# 81 Trem-y-mor, Brackla, Bridgend, Bridgend County. CF31 2HB

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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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

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