

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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**The Telegraph**



PETER MORGAN

**7 Heather Close, Sarn, Bridgend, Bridgend County. CF32 9SD**

**£175,000**

### **Main Features**

- Extended 3 bedroom semi detached home with potential
- Popular & convenient cul de sac location
- Offering great opportunities for re-modelling/modernising
- Convenient location for the M4 and major shopping & leisure facilities at Junction 36
- Kitchen/breakfast room
- Lounge/dining room
- Low maintenance gardens to front & rear
- Driveway & outbuildings
- Offered for sale with Vacant possession!
- Council Tax Band: D. EPC: D

### **General Information**

EXTENDED 3 BEDROOM SEMI DETACHED HOME WITH POTENTIAL. IN A POPULAR AND CONVENIENT CUL DE SAC LOCATION OFFERING GREAT OPPORTUNITIES FOR RE-MODELLING/MODERNISING.

Situated in a convenient location for the M4 and major shopping and leisure facilities at Junction 36. Park and Ride, rail link & bus links are nearby. Primary and Comprehensive Schools, leisure centre with swimming pool are within approx. 1 mile. Village amenities available in Sarn and Aberkenfig.

This home has accommodation comprising porch, hallway, cloakroom, kitchen/breakfast room, lounge/dining room, garden room. Landing, bathroom and 3 bedrooms.

Low maintenance gardens to front and rear. Driveway and outbuildings.

This home benefits from uPVC double glazing & gas central heating. New roof Installed in 2022.

Offered for sale with vacant possession.

### **GROUND FLOOR**

#### **Porch**

uPVC double glazed front door. uPVC double glazed windows to front and side. Polycarbonate roof. Internal glazed door and window to

#### **Hallway**

1/2 turn staircase with handrail to 1st floor. Radiator. Internal window to lounge. Under stairs store cupboard. Wall mounted gas central heating thermostat.

#### **Cloakroom**

uPVC double glazed window to side. Low-level WC. Wall mounted hand wash basin. Cushion flooring.

#### **Kitchen/Breakfast Room**

Two rooms connecting via an open doorway and window. uPVC double glazed door and window to side. uPVC double glazed window to rear. A range of wall mounted and base units. Double stainless steel sink unit with mixer tap. Two radiators. Gas cooker point. Part tiled walls and splash back. Wall mounted gas central heating boiler. Plumed for washing machine. Space for tumble dryer.

#### **Lounge/Dining Room**

uPVC double window to front radiator. Fitted carpet with wood strip flooring beneath (condition not verified.) Telephone point TV connection. Folding doors to

#### **Garden/ Living Room**

New uPVC double glazed French doors to garden. Fitted carpet. Radiator.

### **FIRST FLOOR**

## Landing

uPVC double glazed window to side. Attic entrance. Carpet.

## Bathroom

New uPVC double glazed window to front. Three-piece coloured suite. Radiator. Over bath electric shower. Carpet.

## Bedroom 1

uPVC double glazed window to front. Radiator. Wardrobes. Carpet.

## Bedroom 2

uPVC double glazed window to rear. Radiator. Open airing cupboard.

## Bedroom 3

uPVC double glazed window to rear. Radiator. Carpet.

## EXTERIOR

### Front Garden

Low maintenance garden laid with paved patio and decorative stone filled borders with central planting area. Galvanized steel double gate leading to block paved driveway. Side driveway leading to rear entrance door and

### Detached Outbuilding

Pre-fabricated outbuilding with pedestrian door to driveway and double doors to rear garden.

## Rear Garden

Laid with paved patio and pebble filled planting areas. 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](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

D

## Current heating type

Gas

## Tenure

Freehold





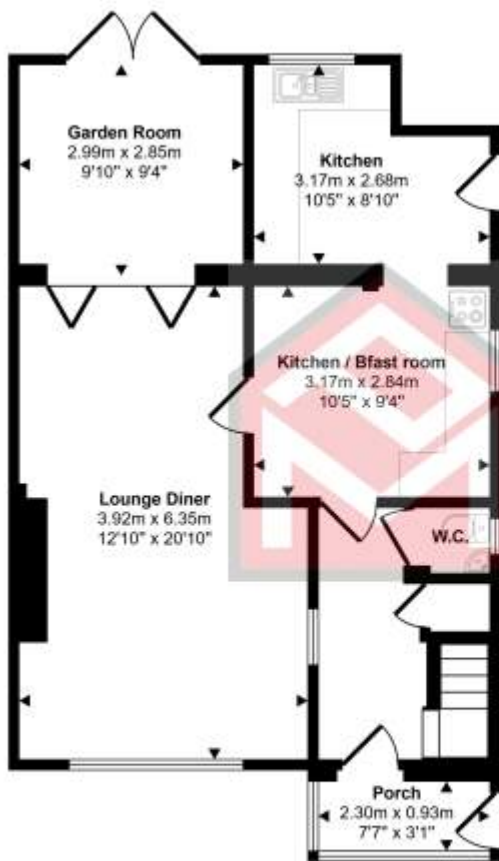




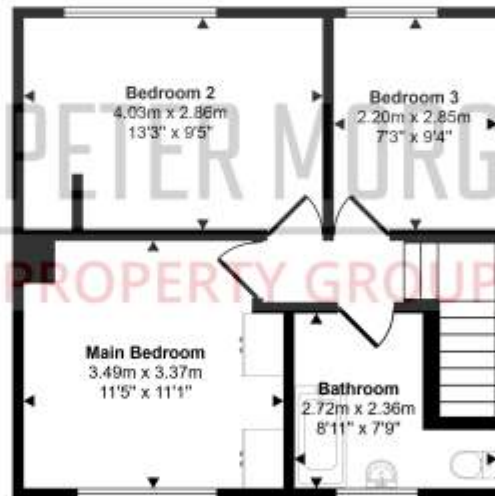




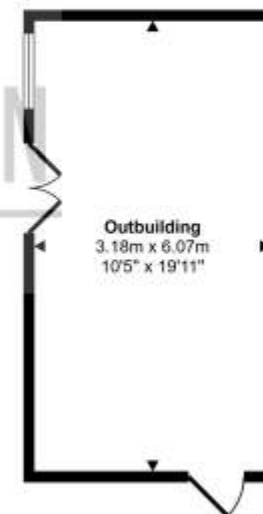
Approx Gross Internal Area  
120 sq m / 1297 sq ft



Ground Floor  
Approx 61 sq m / 654 sq ft




First Floor  
Approx 41 sq m / 436 sq ft



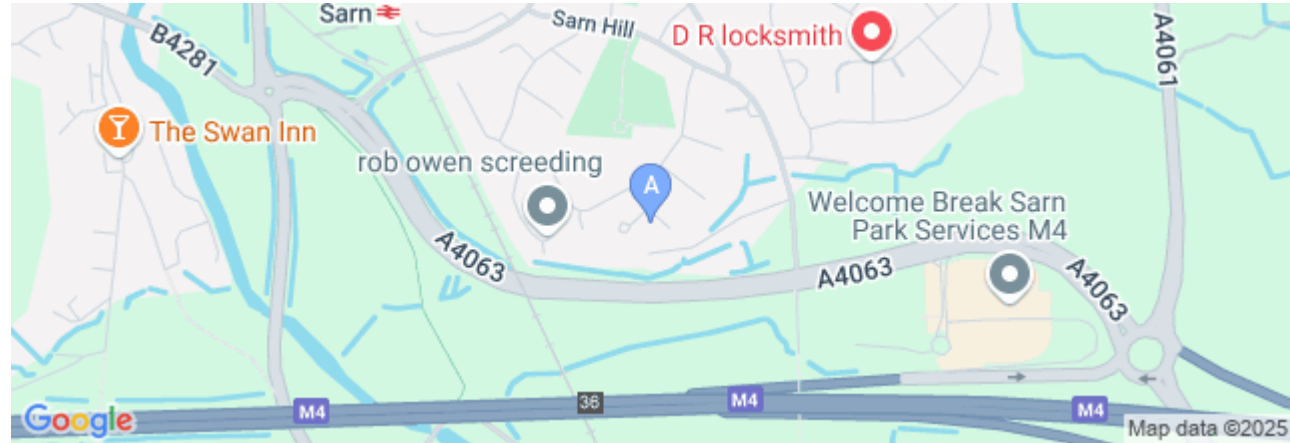
Outbuilding  
Approx 19 sq m / 206 sq ft

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.

# 7 Heather Close, Sarn, Bridgend, Bridgend County. CF32 9SD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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# 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.

## Bridgend County Branch

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