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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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7 Picton Close, Bridgend, Bridgend County. CF31 3HG

£350,000



PETER MORGAN

Main Features

- 4 bedroom detached home in a culdesac location
- Lounge and dining room
- Kitchen/ breakfast room and utility room
- Garden studio and off road parking
- 2 reception rooms and conservatory
- Within 4 miles of Junction 35 and approximately 3.5 miles to Junction 36
- 1.5 miles from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmores By Sea
- Brynteg Comprehensive school is within 0.8 miles, 20 miles to Cardiff City Centre and 15 miles from Cardiff International Airport
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC: D

General Information

4 BEDROOM DETACHED HOME IN A SMALL CULDESAC LOCATION BOASTING GARDEN STUDIO, OFF ROAD & DRIVEWAY PARKING, 2 RECEPTION ROOMS, 2 SHOWER ROOMS, CONSERVATORY, MODERN FITTED KITCHEN, LOW MAINTENANCE GARDEN & VACANT POSSESSION.

Situated in a small cu de sac within Picton Gardens within 4 miles of Junction 35 and approximately 3.5 miles to Junction 36, 1.5 miles from Bridgend Town centre, 4.5 miles from the Heritage Coastline at Ogmores By Sea, Brynteg Comprehensive school is within 0.8 miles, 20 miles to Cardiff City Centre and 15 miles from Cardiff International Airport.

This home has accommodation comprising ground floor hallway, cloakroom, kitchen / breakfast room, lounge, dining room, utility room and conservatory. First floor landing, family shower room, 4 bedrooms and ensuite shower room to bed 1. Benefitting from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

Composite double glazed front door with double glazed uPVC full length side panels. Carpeted and spindled staircase to 1st floor. Vertical column radiator. Grey tiled floor. Mains powered smoke alarm. Coving.

Cloakroom

uPVC double glazed porthole window to front. Two piece suite in white comprising close coupled WC and wash bowl with monobloc tap set on vanity unit. Tiled floor. Part tiled walls. Chrome heated towel rail. Electrical consumer unit.

Lounge

uPVC double glazed window to front. Vertical blinds. Radiator. Pebble effect living flame gas fire with marble hearth and back plate Louis style surround. TV, telephone and internet connection points. Wall and ceiling lights. Fitted carpet. Square archway to..

Dining Room

uPVC double glazed French doors to conservatory. Radiator. Fitted carpet. Coving.

Kitchen/Breakfast Room

uPVC double glazed windows with Venetian blinds to side and rear. Fitted kitchen finished with grey matt doors and nickel effect handles. Marble effect worktops with tiled splashback. One and a half bowl composite sink unit with mixer tap. Integral oven, eye level grill, hob and stainless steel extractor hood. Breakfast bar. Part tiled walls. Plumbed for dishwasher. Wine rack. Vertical column radiator. Grey tiled floor. Understairs store cupboard with shelving. USB charging points. Mains powered smoke alarm.

Utility Room

uPVC double glazed door to rear garden. Plumbed for washing machine. Space for tumble dryer. Composite sink unit with monobloc tap. Base unit and worktop matching kitchen. Tiled splashbacks. Grey tiled floor. Radiator.

Conservatory

uPVC framed conservatory with polycarbonate roof and double glazed windows and door to garden. Fitted carpet. Wired for ceiling light. Power points.

FIRST FLOOR

Landing

Balustrade with spindles. Fitted grey carpet. Radiator. Loft access. Mains powered smoke alarm. Airing cupboard housing wall mounted combi gas central heating boiler.

Family Shower Room

uPVC double glazed window to rear. Venetian blind. Three-piece suite in white comprising close coupled WC and wash basin set in vanity unit. Double shower cubicle with Rainstorm mixer shower and glass screen. Part tiled walls. Tiled floor. Chrome heated towel rail. Coving. Extractor fan.

Bedroom 1

uPVC double glazed window to front. Vertical blinds. Fitted grey carpet. Fitted wardrobes. Radiator.

En-suite shower room

uPVC double glazed window to side. Three-piece suite in white comprising close coupled WC and wash hand basin set in vanity unit. Tiled shower cubicle with Rainstorm mixer shower and folding glass screen. Tiled floor. Part tiled walls. Shaver point. Extractor fan. Chrome heated towel rail. Mirrored wall mounted cabinet.

Bedroom 2

uPVC double glazed window to front. Radiator. Fitted wardrobes. Grey fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Radiator. Grey fitted carpet.

Bedroom 4

uPVC double glazed window to rear. Vertical blind. Radiator. Grey fitted carpet. TV point.

EXTERIOR

Front Garden

Open plan and laid with block paving, providing off-road parking if required. Outer canopy and courtesy light to front door. External power points. Driveway to side with parking for a further three cars. External gas and electric meter boxes. Farm gated entrance to rear garden.

Rear Garden

Laid with flagstone patio areas and decorative stone. Water tap. Extendable washing line. Security floodlight. Garden shed. Wood fencing.

Studio

Previously used as a garage, now as a garden room / studio. uPVC double glazed window to front. uPVC double glazed French doors to rear garden. Base units with worktop and tiled splashback. Tiled and carpeted floor. Electric light. Power points and consumer unit.

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

E

Current heating type

Combi

Tenure

Freehold









Approx Gross Internal Area
140 sq m / 1503 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		
(69-80) C		75
(55-68) D	65	
(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.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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