

ESTAS
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BEST IN POSTCODE
WINNER 2025

#customerserviceawards



PETER MORGAN

12 Tudor Drive, Bettws, Bridgend, Bridgend County, CF32 8YE

Offers In Region Of **£210,000**

Main Features

- Calling retired gardeners
- Traditional semi detached bungalow
- 2 double bedrooms
- Lounge and Victorian style conservatory
- Larger than average corner plot
- Gardens to front, side and rear, driveway and detached garage
- Situated in a convenient location for local shops, school, public house and filling station
- Approximately 3.6 miles from the M4 Junction 36 and 2 miles from amenities at Tondy
- uPVC double glazing and Worcester combi gas central heating
- Council Tax Band:B EPC: C

General Information

CALLING RETIRED GARDENERS !! SEMI DETACHED TRADITIONAL 2 DOUBLE BEDROOM BUNGALOW ON A LARGER THAN AVERAGE, LANDSCAPED, ORNATE & PRIVATE CORNER PLOT ON THE EDGE OF THE VILLAGE WITH COUNTRYSIDE ASPECT FROM THE FRONT, CONSERVATORY, DETACHED GARAGE & MORE. IDEAL FOR RETIRED GARDENERS AND DOG OWNERS.

Situated in a convenient location for local shops, school, public house and filling station. Approximately 3.6 miles from the M4 Junction 36 and 2 miles from amenities at Tondy. A semi rural location with access to countryside, Bryngarw Country Park & cycle tracks.

This home has accommodation comprising modern fitted kitchen, Victorian style conservatory, lounge, shower room, two double bedrooms (bed two optional sitting room). Externally there are gardens to front, side and rear, driveway and detached garage and summer house.

This home benefits from uPVC double glazing and Worcester combi gas central heating (last tested 07/03/2025). Fitted blinds are to remain.

GROUND FLOOR

Victorian Style Conservatory

uPVC double glazed windows and French doors to garden. Double glazed glass roof. Fitted vertical blinds. Block and brick base walls. Tiled floor. Radiator. Power point. Pendulum light. Wall light. Part glazed door to..

Kitchen

uPVC double glazed window with open aspect to front. Modern fitted shaker style kitchen finished with sage green wood grain doors. LED illuminated marble effect worktops, Composite sink unit with mixer tap. Brick style tiled splashback. Integral microwave oven, fan assisted self cleaning oven and grill, induction hob, chimney style extractor hood. Recess for fridge freezer. Plumbed for slimline dishwasher. Plastered ceiling with inset spotlights. Tiled floor. Telephone master socket. Part glazed door to..

Lounge

uPVC double glazed bow window with open aspect to front. Radiator. Living flame coal effect gas fire with marble hearth and back plate. Plaster moulded surround. Alcoves. Wall and ceiling lights. Vinyl flooring. Feature archway to..

Inner Hallway

Loft access. Smoke alarm. Vinyl flooring. Built in store / airing cupboard with hanging rail and radiator.

Shower Room

uPVC double glazed window to side. Fitted three-piece suite in white comprising close coupled WC with push button flush and wash basin with monobloc tap set in vanity unit. Wall mounted illuminated mirror. Shower cubicle with mixer shower. Tiled walls. Cushion flooring. Chrome heated towel rail. Shaver point.

Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted wardrobe Vinyl flooring.

Bedroom 2 / Sitting Room

uPVC double glazed French doors with fitted vertical blind to rear garden. Parquet wood block flooring. Built-in wardrobe. Radiator.

EXTERIOR

Property stands on a corner plot with open aspect to front.

Front Garden

Pedestrian gated pathway with handrails to main entrance door. Well stocked front garden with mature ornamental shrubs and privacy hedging. Security floodlight. Concrete pathway.

Side Garden

The side garden is separated into two sections. Laid to lawns with mature well stocked borders having ornamental trees, shrubs and privacy hedging. Paved patio area leading to wood framed summer house with power supply. Water tap. Concrete pathways. Handrails. Outside light. Folding gated driveway to side leading to..

Detached Garage

Brick built. Up and over vehicle door. uPVC double glazed window to rear. Power supply.

Rear Garden

Laid with paved patio, also accessible from bedroom 2 / sitting room. Concrete pathways with handrail. Stocked planting beds with ornamental trees and shrubs. Dog friendly.

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

B

Current heating type

Combi

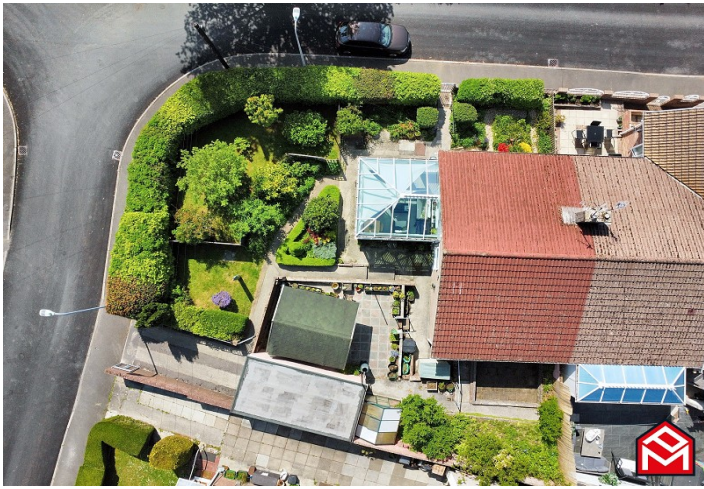
Tenure

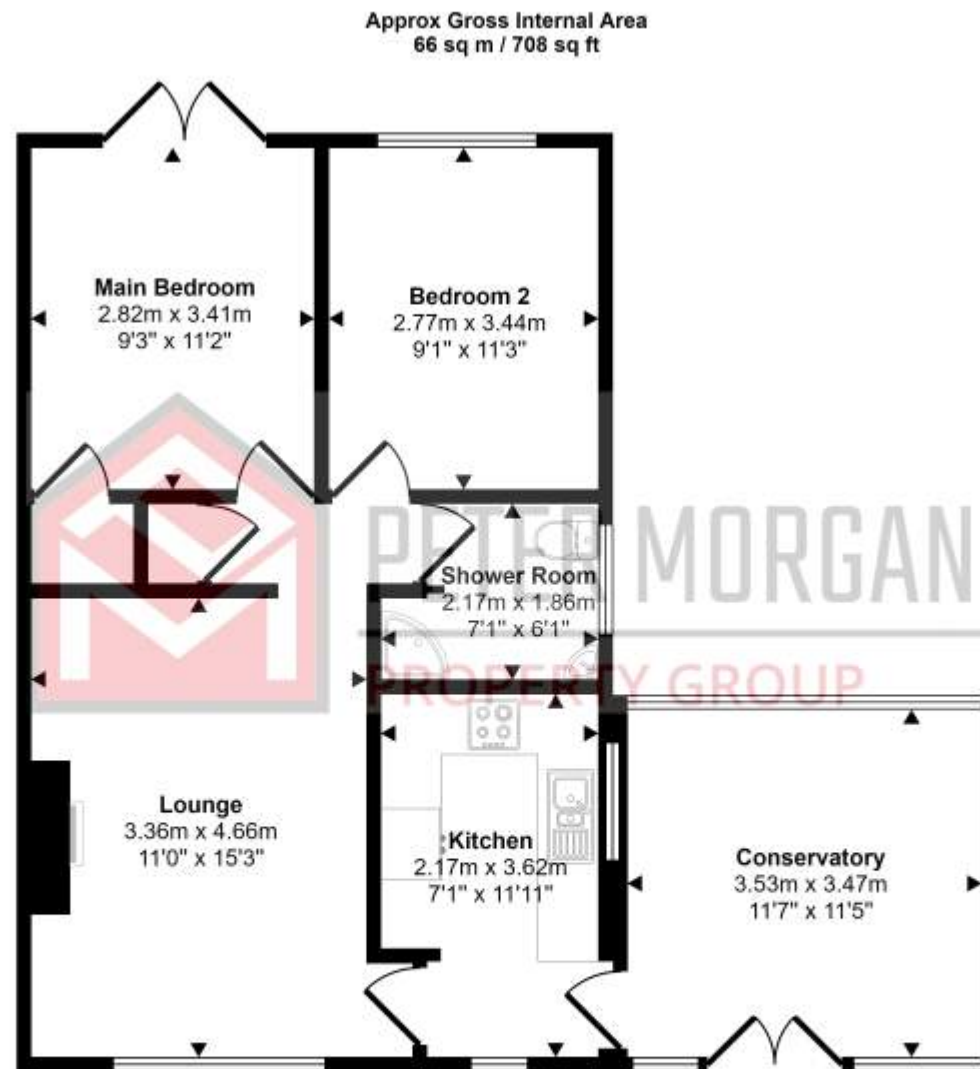
Freehold











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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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 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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PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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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