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WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



3 The Brackens, Llangynwyd, Maesteg, Bridgend County, CF34 0DY

£275,000



PETER MORGAN

3 The Brackens, Llangynwyd, Maesteg, Bridgend County, CF34 0DY

Main Features

- 3 bedroom detached bungalow
- Set in a desirable semi rural location
- Providing potential with some modernisation required
- Positioned on a large plot
- Lounge and dining room
- Front and rear gardens. Garage and driveway
- Approximately 3.1 mile from town centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff
- The M4 is within 5.4 miles at Junction 36 at Sarn Services
- uPVC double glazing and oil central heating
- Council Tax Band: D. EPC: F

General Information

3 BEDROOM DETACHED BUNGALOW REQUIRING MODERNISATION, SITUATED IN A SEMI RURAL LOCATION, POSTIONED ON A LARGE PLOT OF APPROXIMATELY 0.25 ACRE IN TOTAL.

Situated in a desirable woodland setting. Approximately 3.1 mile from Maesteg town centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff are within 2 miles approximately. The M4 is within 5.4 miles at Junction 36 at Sarn Services.

This traditional home requires some modernisation and provides potential with accommodation comprising entrance hallway, lounge, inner hallway, dining room, kitchen, 3 double bedrooms, family bathroom and integral garage. Externally there are front and rear gardens and driveway. uPVC double glazing and Oil central heating.

GROUND FLOOR

Hallway

uPVC front door. Textured walls and ceiling. Wood effect laminate flooring. Radiator.

Lounge

uPVC window. Textured walls and ceiling. Feature wall with wood cladding. Stone fireplace with wood burner (not tested). Wood effect laminate flooring. Radiator.

Dining Room

uPVC French doors. Textured walls and ceiling. Radiator.

Kitchen

uPVC window and door to rear. Kitchen units with laminate worktops. Stainless steel sink unit with monobloc tap. Integrated electric stainless steel double oven, black electric hob and stainless steel chimney style extractor fan. Space and plumbing for washing machine. Part plastered walls. Part tiled walls. Textured ceiling. Tiled floor. Radiator.

Bathroom

uPVC window. Plastered walls and ceiling. 4 piece suite comprising panelled bath, vanity unit housing w.c and hand wash basin and walk in shower with glass door, electric shower and combi shower fitting. Vinyl flooring. White towel radiator.

Inner Hallway

Textured walls and ceiling. Wood effect laminate flooring. Storage cupboards. Attic hatch. Radiator.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Radiator. Concrete floor.

Bedroom 2

uPVC window. Plastered walls and ceiling. Carpet. Fitted wardrobe. Radiator.

Bedroom 3

uPVC window. Papered walls. Textured ceiling. Carpet. Radiator.

EXTERIOR

The property is accessible via a private and unadopted access road. The ownership of which we cannot confirm. Buyer will need to establish access rights via their solicitor which could have an impact on choice of mortgage lender. The current owners have had unrestricted access over numerous decades.

Front Garden

Off road parking. Laid with decorative stone. Shrubs and trees.

Integral Garage

Access via up and over garage door or internal uPVC door from kitchen. Electric points. Electric lighting.

Rear Garden

Access to rear garden from front of property. Laid to lawn with paved area. In need of landscaping.

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 electricity, mains water. Oil central heating. Cesspit drainage.

Current council tax banding D

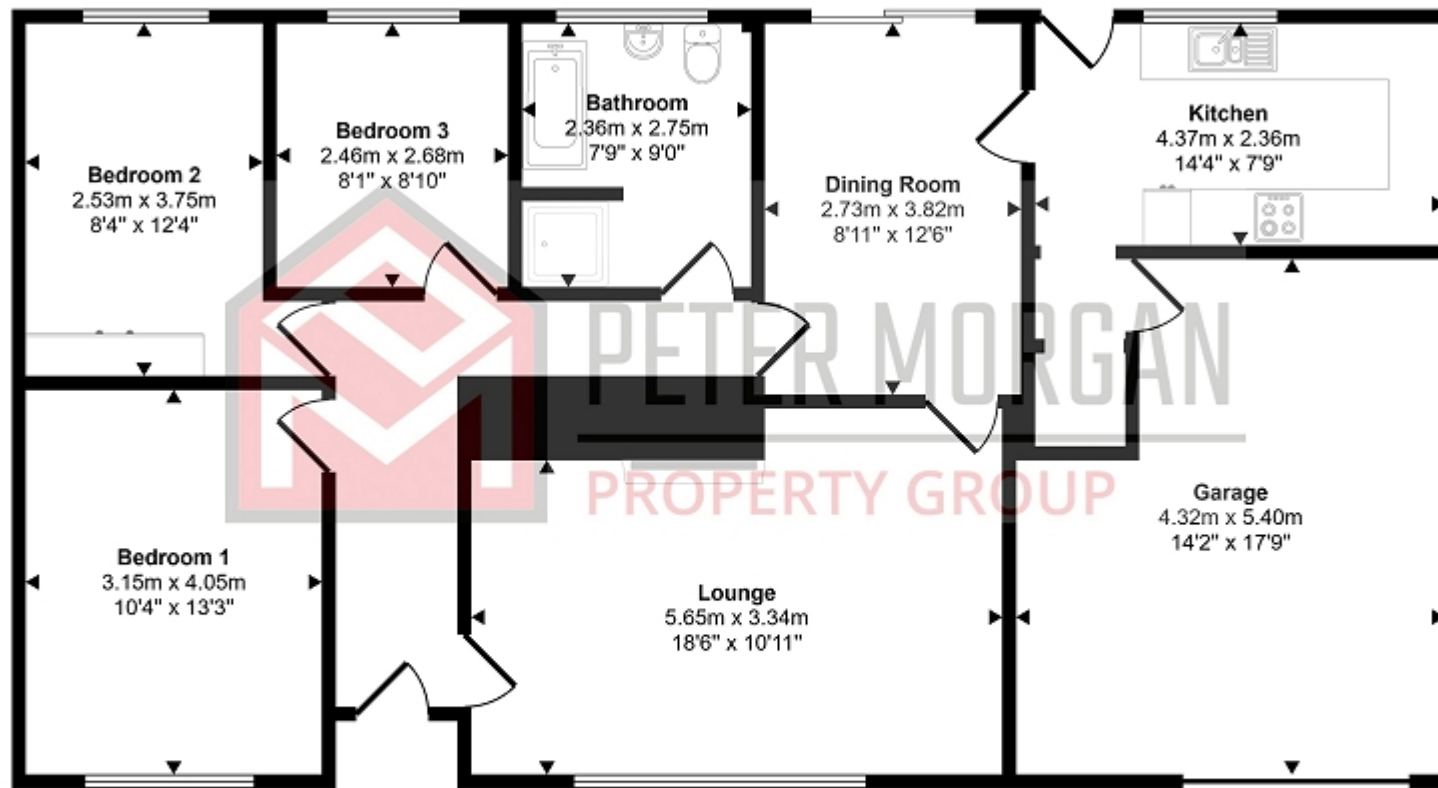
Current heating type Oil

Tenure Freehold





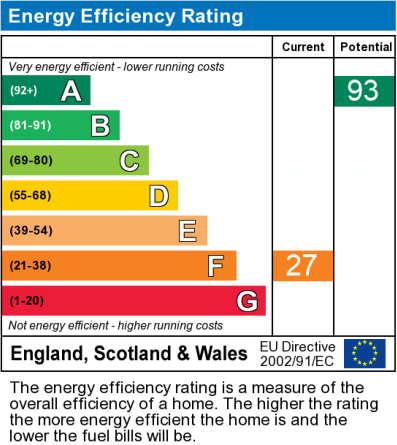
Approx Gross Internal Area
118 sq m / 1265 sq ft



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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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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