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PETER MORGAN

21 Waun Llwyd Terrace, Nantymoel, Bridgend, Bridgend County. CF32 7PP



£125,000

Main Features

- NO CHAIN
- Three bedroom
- Enclosed rear garden
- Open plan living/diner
- Ground floor bathroom
- UPVC double glazed through-out
- Gas combi boiler
- EPC - C
- Council Tax - B
- Freehold

General Information

3 BEDROOM, MID TERRACED HOME SITUATED IN A POPULAR LOCATION WITHIN 50M FROM PLAYING FIELDS. OFFERED WITH VACANT POSSESSION.

Situated within 50m of playing fields in a desirable location within the Village. Conveniently located for playing fields, Bowling Club, shops, Post Office, bus link and the Celtic Trail Cycle Track. Approximately 8 miles from the M4 at Junction 36.

This property comprises of open plan living/dining area, kitchen and ground floor family bathroom. First floor comprises of 3 bedrooms and W.C.

This property benefits from UPVC double glazed windows, Gas combi boiler and Enclosed rear garden.

GROUND FLOOR

Open Plan Lounge/ Dining Room

UPVC double glazed windows to front. Radiator. 2 Fireplaces with surrounds. Access to storage. Space for dining table and chairs.

Kitchen

UPVC double glazed window. fitted kitchen with a range of wall and floor cupboards and contrasting worktops. Tiled flooring. Integrated oven and hob. Stainless steel sink with drainer. Access to ground floor family bathroom.

Family Bathroom

UPVC double glazed window. Fitted family bathroom with bath, shower cubicle, W.C and wash hand basin. Tiled flooring.

FIRST FLOOR

W.C.

Toilet with wash hand basin.

Bedroom One

UPVC double glazed window. Fitted carpet. Radiator.

Bedroom Two

UPVC double glazed window. Fitted carpet. Radiator.

Bedroom Three

UPVC double glazed window. Fitted carpet. Radiator. Access to storage.

EXTERIOR

Front Garden

Enclosed front garden. Patio leading to front door.

Rear Garden

Enclosed rear garden. Hardstand patio.

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, mains gas, mains drainage (services not tested)

Current council tax banding B

Current heating type Combi

Tenure Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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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.



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