



Yellow line for illustration purposes only

THE GUILD PROPERTY PROFESSIONALS
2021 WALES SALES GOLD WINNER
Peter Morgan Sales Lettings & Financial
Sponsored by The Telegraph



Tudor Bungalow Ystradowen, Cowbridge, The Vale Of Glamorgan. CF71 7SY



PETER MORGAN

£499,950

Main Features

- Vacant Possession
- Detached Bungalow circa 0.5 Acres
- 2 double bedrooms
- Popular village location in the Vale
- Redevelopment opportunities
- FREEHOLD
- Council Tax - G
- EPC - D

General Information

Detached traditional bungalow set in its own mature grounds of Circa 0.5 Acres backing on to countryside in a popular village location.

The property requires part modernisation and offers great potential for redevelopment/remodelling (Subject to planning permission being obtained).

The current accommodation comprises lounge, sitting room, kitchen, dining room, shower room, 2 bedrooms - one currently used as a sitting room.

Externally, there are gardens to front and rear, various parking options and a detached double garage

The property benefits from Combi gas central heating and UPVC framed double glazed windows and doors.

Offered For Sale with Vacant possession.

Location -

Ystradowen is a charming village located in the Vale of Glamorgan, Wales. It is situated approximately 2 miles from the M4 motorway, making it easily accessible for travelers and commuters. The proximity to the M4 allows for convenient connections to larger towns and cities, including Cardiff and Bridgend.

In terms of amenities, Ystradowen offers a range of facilities to support the local community. Key features include:

Local Shops - The village has a few small shops catering to everyday needs, providing convenience for residents and visitors

Community Facilities -Ystradowen has community centers and spaces that host events and activities, fostering a sense of community among residents.

Nearby Attractions - The surrounding area boasts beautiful countryside, making it ideal for outdoor activities such as walking and cycling. Additionally, the Vale of Glamorgan is known for its scenic coastline, historic sites, and charming

market towns.

Overall, Ystradowen combines the tranquility of village life with accessibility to major transport routes and essential amenities, making it an appealing place to live or visit.

Accommodation

Lounge

UPVC double glazed window and patios doors. Fitted carpet. Radiator.

Dining Room

UPVC double glazed sliding doors over looking rear garden. Fitted carpet. Radiator.

Kitchen

UPVC double glazed window and door. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Plumbing for washing machine. Stainless steel sink and drainer

Bedroom One

Double bedroom with UPVC double glazed windows. Fitted carpet. Radiator.

Bedroom Two

UPVC double glazed window. Sliding doors to lounge. Fitted carpet. Radiator.

Shower Room

UPVC double glazed window. Fitted shower room with walk in shower. W.C and wash hand basin. Boiler. Radiator.

Front

Generous driveway leading to double garage. Area of lawn. Generous off road parking for ample cars.

Rear

Substantial land to rear garden surrounded by mature trees. Generous amount of lawed area.

Detached Double Garage

2 x up and over garage doors. Windows. Provision installed for electric and lighting.

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

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

G

Current heating type

Gas

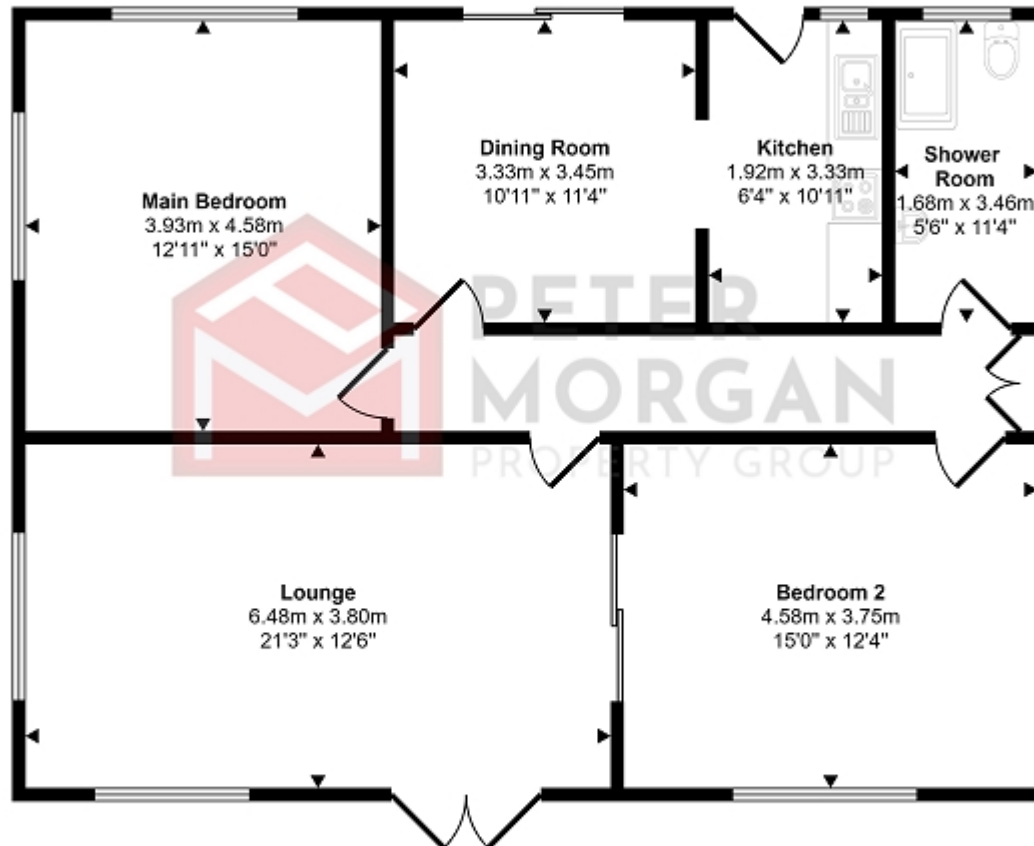
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
96 sq m / 1035 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.

Tudor Bungalow Ystradowen, Cowbridge, The Vale Of Glamorgan. CF71 7SY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

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 Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Talbot Green Branch

Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF

talbotgreen@petermorgan.net

VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

