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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

14 Kennedy Drive, Pencoed, Bridgend, Bridgend County. CF35 6TW

£225,000

Main Features

- Semi detached dormer bungalow
 - 4 double bedrooms
 - Versatile living accommodation with bedrooms on 2 floors
 - Landscaped South West facing rear garden
 - Detached garage and off road parking
 - Situated approximately 2.7 miles to A473 for access to M4.
- Approximately 5.2 miles to Bridgend town centre
 - Approximately 8.8 miles to Ogmore by sea
 - Approximately 18.1 miles to Cardiff city centre and 27.1 miles to Swansea city centre
 - uPVC double glazing and combi gas central heating
 - Council Tax Band: D. EPC: C

General Information

FOUR DOUBLE BEDROOM SEMI-DETACHED DORMER BUNGALOW WITH VERSATILE ACCOMMODATION, SOUTH WEST FACING LANDSCAPED GARDEN, DETACHED GARAGE & MORE!

Situated approximately 2.7 miles to A473 for access to M4. Approximately 5.2 miles to Bridgend town centre, 21 miles to Cardiff Bay. Approximately 8.8 miles to Ogmore by sea. Approximately 18.1 miles to Cardiff city centre and 27.1 miles to Swansea city centre.

This home has accommodation comprising ground floor hallway, shower room, kitchen, lounge, 2 double bedrooms (one of which is an optional study), first floor landing, and 2 double bedrooms.

Externally this home comprises South West facing landscaped rear garden, access to detached garage and off road parking.

The property benefits from uPVC double glazing and combi gas central heating. Fitted blinds to remain. Offered for sale with vacant possession.

GROUND FLOOR

Kitchen

uPVC double glazed window to rear along with uPVC double glazed patio door. A range of wall mounted and base storage cupboards and contrasting worktops. Integrated gas hob and electric oven. Stainless steel sink unit with drainer and central mixer tap. Integrated fridge freezer. Tile effect flooring. Wall mounted stainless steel extractor fan.

Lounge

uPVC double glazed sliding doors to rear garden. Radiator. Gas fire place with surround. Wood effect flooring. Central light fitting.

Dining Room / Bedroom Four

uPVC double glazed window to front. Fitted carpet. Radiator. Range of workspace and shelves.

Shower Room

uPVC double glazed window. 3 piece suite comprising double walk in shower cubicle with electric shower, w.c and wash hand basin with vanity base unit. Wall mounted sliding glass shower doors. Wall mounted heated towel rail. Tiled floor. Spotlights to ceiling.

Bedroom 1

uPVC double glazed window to front. Radiator. Wood effect flooring. Fitted wardrobes. Access to additional storage.

FIRST FLOOR

Landing

Carpet. Access to 2 double bedrooms. Fitted storage.

Bedroom 2

uPVC double glazed window to front. Radiator. Access to storage.

Bedroom 3

uPVC double glazed window. Radiator. Wood effect flooring.

EXTERIOR

Front Garden

Gated driveway for off road parking. Access to a detached garage. Decorative stones.

Detached Garage

Up and over garage door. Storage cupboards. Electric and lighting.

Rear Garden

Enclosed South West facing rear garden. Raised patio area. Wood balustrade. Decorative stones. Access to shed.

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

Current council tax banding

D

Current heating type

Combi

Tenure

Freehold





Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor

Approx 52 sq m / 558 sq ft

First Floor

Approx 34 sq m / 361 sq ft

Garage

Approx 14 sq m / 149 sq ft

☐ Denotes head height below 1.5m

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.

14 Kennedy Drive, Pencoed, Bridgend, Bridgend County. CF35 6TW

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 69 | |
| (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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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.

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