

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Braich-y-cymer Road, Pontycymer, Bridgend, Bridgend County. CF32 8EP



PETER MORGAN

£350,000

Main Features

- Unique to area small holding with far reaching views
- Set on a plot of just under 1 acre
- Recently renovated
- Open plan living
- Gardens and parking
- Situated within 7 miles of the M4 at Junction 36 and in a very popular and convenient location
- Close to school, leisure centre, supermarket, bus link, cycle track, lake and amenities
- Offered with vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

General Information

UNIQUE TO AREA, SMALL HOLDING SET ON A PLOT OF JUST UNDER 1 ACRE. RECENTLY RENOVATED TO A HIGH STANDARD THROUGHOUT WITH OPEN PLAN LIVING ROOMS, OFF ROAD PARKING, FAR REACHING VIEWS AND MORE!!

Situated within 7 miles of the M4 at Junction 36 and in a very popular and convenient location. Close to school, leisure centre, supermarket, bus link, cycle track, lake and amenities.

This home comprises ground floor entrance hall, lounge, dining/ sitting room, kitchen / breakfast room with central island, utility room and cloakroom. First floor landing, three bedrooms and family bathroom.

This home benefits from uPVC double glazing. Recently renovated and sold with vacant possession.

GROUND FLOOR

Entrance Hall

uPVC double glazed door. Plastered walls and ceiling. Radiator.

Dining Room / Sitting Room

uPVC double glazed patio doors to rear, Fitted carpet. Cottage style beams to ceiling. Radiator,

Lounge

uPVC double glazed window to rear. Newly fitted carpet. Cottage style beams to ceiling. Radiator.

Kitchen/Breakfast Room

uPVC double glazed window. Newly fitted kitchen with a range of wall mounted and base units with contrasting worktops. Central island with storage and integrated electric induction hob. Integrated electric oven, fridge freezer and microwave. Sink with drainer and central mixer tap. Wood effect flooring. Plastered walls and ceiling.

Utility Room

uPVC double glazed window. Base unit with contrasting worktop. Stainless steel sink with drainer and central mixer tap. Extractor fan. White splashback. Plastered walls and ceiling. Wood effect flooring.

Cloakroom

W.C with integrated wash hand basin with central mixer tap. Plastered walls and ceiling. Tiled splashback. Wood effect flooring.

FIRST FLOOR

Landing

Fitted carpet. uPVC double glazed window. Access to attic.

Family Bathroom

uPVC double glazed window. 3 piece suite comprising close coupled wc, pedestal hand wash basin with central mixer tap and panelled bath with overhead shower, mixer tap and glass screen. Grey splashback, Extractor fan. Wall mounted black heated towel rail. Grey tiled flooring.

Bedroom 1

Two uPVC double glazed windows. Newly fitted carpet. Plastered walls and ceiling. Radiator.

Bedroom 2

uPVC double glazed window. Fitted carpet. Radiator. Cupboard housing boiler. Plastered ceiling.

Bedroom 3

uPVC double glazed window. Fitted carpet. Radiator. Plastered walls and ceiling.

EXTERIOR

Grounds

The plot is approximately 0.91 acres. Offering versatile outdoor space with off road parking for a number of cars. Mature trees, shrubs and plants. Flower bed. Planters. Laid to decorative slate.

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

Current council tax banding C

Current heating type Combi

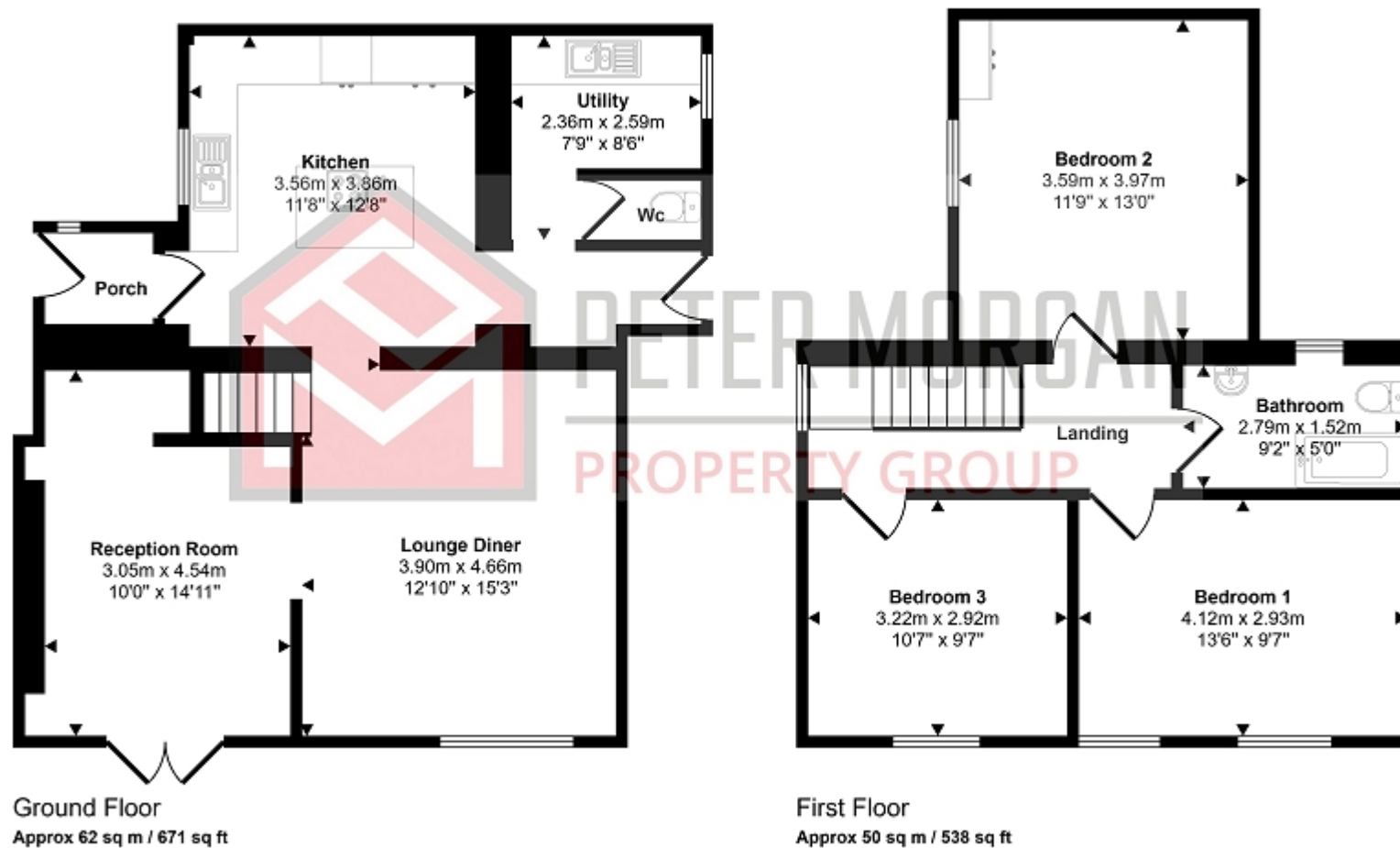
Tenure Freehold








Approx Gross Internal Area
112 sq m / 1209 sq ft



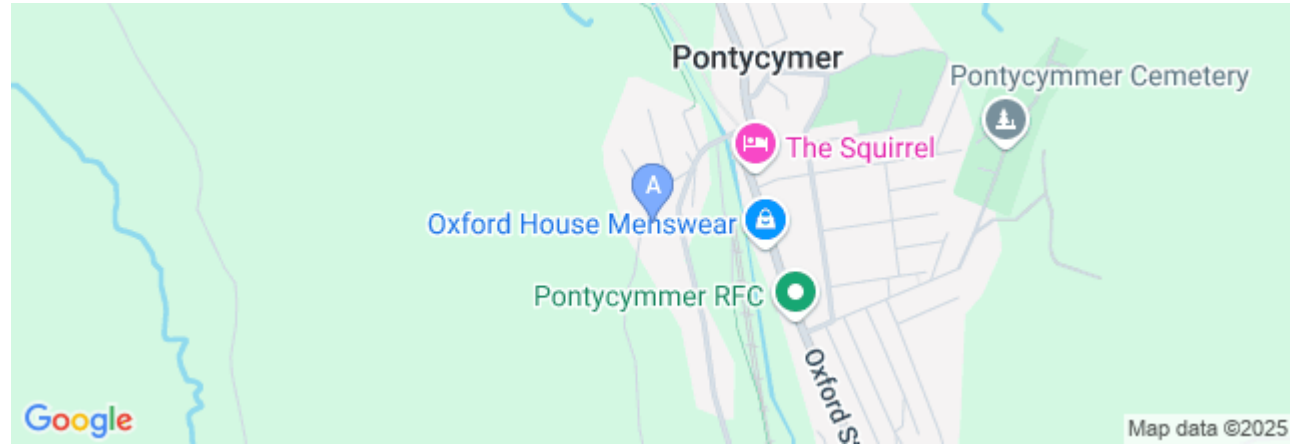
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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 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
lettings@gpetermorgan.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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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

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@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

