

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 School Road, Maesteg, Bridgend. CF34 9LN

£220,000 Guide Price



Main Features

- Detached Bungalow
- Rear Access and Rear L-Shaped Garage
- Wonderful Views
- Central Location
- Spacious Front and Rear Gardens
- Council Tax Band - D
- EPC Rating - E

General Information

A well presented, well decorated 3 bedroom detached family bungalow offered for sale. Situated within close proximity to Maesteg town centre, local schools and local shops. The accommodation briefly comprises; entrance porch, hallway, lounge, kitchen, 3 piece bathroom, 3 bedrooms. To the outside there is a front low maintenance graveled garden with wrap around access to the garden which consists of a large decking area benefiting from wonderful surrounding views and steps leading to an enclosed paved patio area with block built wall surround, giving access to the L-shaped garage which holds space for storage, vehicle keeping and rear access. This beautiful home further benefits from gas central heating and Upvc doors and windows throughout. Viewing is highly recommended please call Peter Morgan Property Group.

FIRST FLOOR

Porch

Entrance via Upvc porch, tile flooring, Upvc panel door leading to

Hallway

T-Shaped Hallway, newly fitted carpet flooring, wall mounted radiator, light fitting to ceiling aspect, wood panel doors leading to multiple rooms.

Lounge

Reception room One. Upvc double glazed window to the front aspect, newly fitted carpet flooring and under sill radiator. Coving. Plastered ceilings with decorative ceiling rose, central ceiling light fittings. Alcove to the main wall. Carved fire surround with marble effect hearth and electric fire.

Bedroom 1 (Front)

Good Sized bedroom, comprising of carpet flooring, uPVC double glazing to front, under sill wall mounted radiator, Central ceiling light fitting.

Bedroom 2

Good Sized bedroom, comprising of carpet flooring, uPVC double glazing to rear, under sill wall mounted radiator, Central ceiling light fitting.

Bedroom 3 (Rear)

Third bedroom comprising of carpet flooring, uPVC double glazing to side, under sill wall mounted radiator, Central ceiling light fitting.

Bathroom

Comprising of a white suite including a modern bath with shower over and glass shower screen, wash hand basin with vanity unit and a low level WC. A frosted uPVC double glazed window to the rear, part tiled splash back walls and tile flooring.

Kitchen

Generous size quality fitted kitchen with a range of base and wall units with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, chrome gas hob and electric oven, cooker hood, neutral splashback tiling, vinyl flooring, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, coved and artex ceiling, ceiling spotlighting, uPVC window to the rear with open aspect views, back wall radiator, uPVC fully obscured glazed window to the side giving rear garden access.

EXTERIOR

Front Garden

A wonderful sized wrap around front garden benefiting from the picturesque views, comprising of entrance way footpath with a large graveled section and stone built contained wall. Access either side to the rear garden.

Rear Garden

Large fenced off decking area, with steps leading to additional paved and graveled area and stone block surrounding wall, giving access to rear garage.

L - Shaped Garage

L - shaped garage giving rear access. Upvc doors, windows and guttering. Roller shutter doors. Space for large vehicle and additional storage space with a smaller secured space.

INFORMATION

Mortgage Advice

PM Financial is the mortgage partner in 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 option 3 or email us at fsteam@petermorgan.net (fees will apply on completion of the mortgage)

EPC Rating

E

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

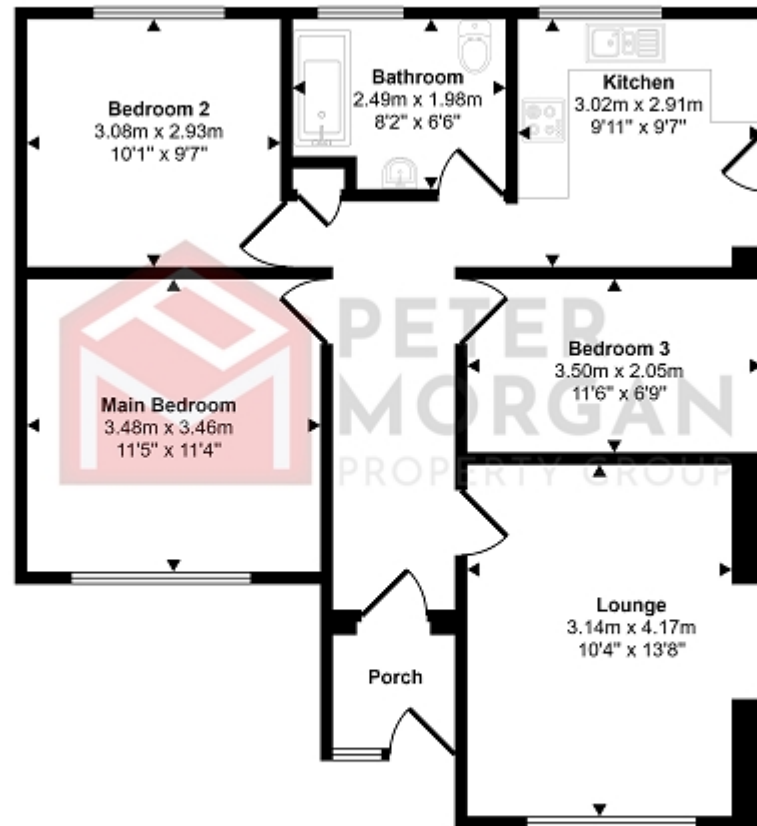
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
71 sq m / 766 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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 ?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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