

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



93 Llwydarth Road, Maesteg, Bridgend. CF34 9EU



Offers Over £150,000

Main Features

- Semi-Detached Property
- Three Bedrooms
- Great Central Town Location
- Scenic Surrounding Views
- Modern Interior
- EPC - D
- Council Band - B

General Information

A semi-detached three bedroom property situated close to Maesteg Town Centre and close to all local amenities. Property consists of entrance hallway, lounge, kitchen/diner, inner hallway, bathroom and separate W.C to the ground floor. Three bedrooms and three piece bathroom with shower over bath to the first floor. Tiered rear garden with a rear garden outbuilding and a sitting decked area giving scenic valley views. Steps to the front garden leading to the property with an additional patio sitting area and lawned section and side access. Ideal property for a first time buyer.

GROUND FLOOR

Hallway

Entrance via timber front door, Laminate flooring, plastered walls, plastered ceiling and coving, wall mounted radiator, light fitting to ceiling aspect. Wall mounted cupboard containing consumer unit. Wooden panelled door with single pane glazing leading to

Lounge

Upvc double glazed bay window to the front aspect, laminate flooring and back wall radiator. Plastered ceilings and coving. Extended chimney breast with electric fire and wooden mantle surround to main wall. Ceiling light fitting. Wood panel door containing under stair storage. Wooden panelled door with single pane glazing leading to

Kitchen

Fitted kitchen with a range of base and wall units with chrome fittings, complimentary oak work surface, freestanding gas with chrome chimney cooker hood. Splash back tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and artex ceiling, ceiling light fitting, two uPVC windows one to the side and one to the rear. Inset storage cupboard.

Inner Hallway

Upvc panelled and glazed door. Tile flooring, plastered and tiled walls, plastered ceiling. Wood panel doors leading to multiple rooms.

W.C.

Comprising of a white suite including a low level WC. A frosted uPVC double glazed window to the rear, plastered walls and tile flooring. Wall mounted radiator.

Bathroom

Comprising of a white suite including a bath with shower over, pedestal wash hand basin. A uPVC double glazed window to the rear, part tiled walls and tile flooring.

FIRST FLOOR

Landing

Carpeted stair case. Plastered walls. Loft access. Doorways to bedrooms.

Main Bedroom

Main bedroom comprising of vanished original floorboards. 2 uPVC double glazed windows to the front, plastered and neutral emulsioned walls and coving, wall mounted radiator.

Bedroom 2

Comprising of vanished original floorboards. Plastered walls, radiator to back wall. Cupboard containing storage. Spotlights to ceiling.

Bedroom 3

Comprising of vanished original floorboards. Upvc window to the rear. Wall mounted radiator.

EXTERNAL

Front Garden

Steps leading up to a paved sitting area with a tiered grass section side access and entrance to property.

Rear Garden

To the rear there is an enclosed garden giving access to woodland. The kitchen Upvc door leads directly onto a small paved courtyard, with steps leading to a patio area, additional laid lawn section and decking area and outbuilding. The Rear garden benefits from the wonderful scenic views.

INFORMATION

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

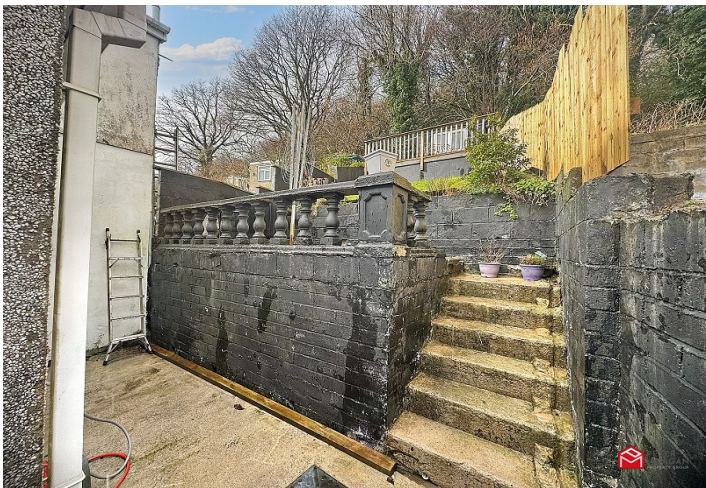
Mains electricity, mains gas, mains water, mains drainage

Current council tax banding B

Current heating type Combi

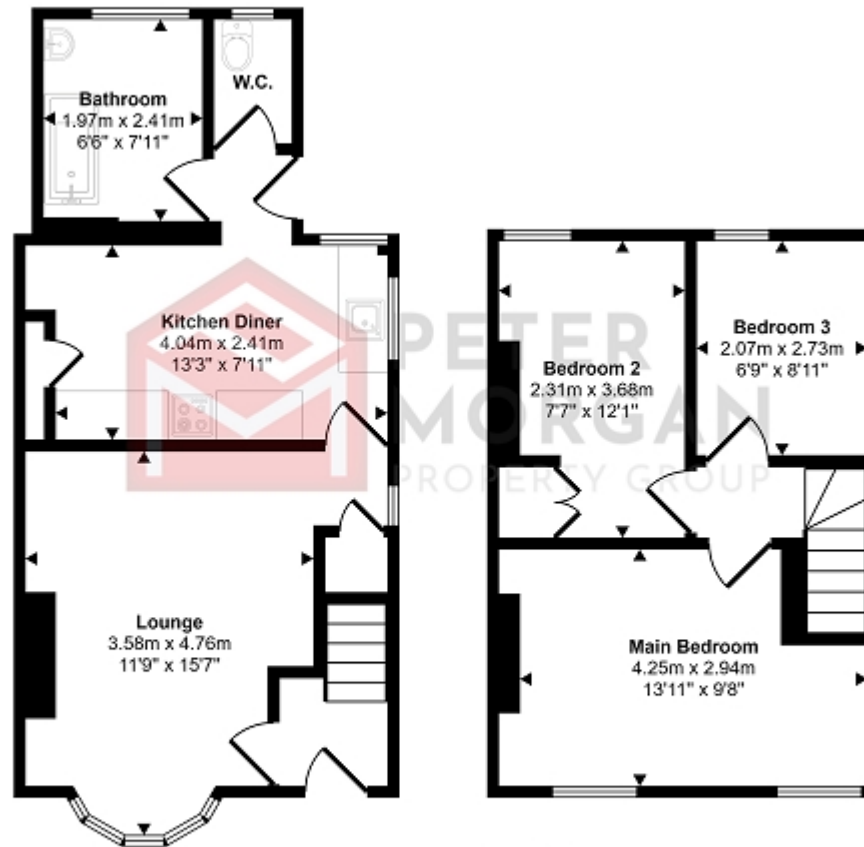
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 31 sq m / 332 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.

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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 Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

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



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



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

