

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

4 Cross Street, Maesteg, Bridgend. CF34 9YT

Offers In Region of **£125,000**

Main Features

- Mid terrace house
- 2 bedrooms
- Open plan lounge/ dining room
- Fitted kitchen
- Ground floor bathroom
- Convenient for local shops, school, Golf Club, countryside walks
- The M4 is 8 miles approx at Junction 36 at Sarn Services
- Situated within close proximity of Maesteg Town Centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: D

General Information

2 BEDROOM MID TERRACE HOUSE, WITH ENCLOSED REAR GARDEN SET IN A POPULAR LOCATION.

Situated within close proximity of Maesteg Town Centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff. The M4 is 8 miles approx at Junction 36 at Sarn Services.

This home comprises open plan lounge/ dining room, kitchen, bathroom and 2 first floor bedrooms. The property benefits from uPVC double glazing and combi gas central heating.

Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities.

One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate.

The restoration of Maesteg Town Hall and its historic clock and concert hall is an ongoing project and is soon to be completed. The aim is to preserve and

enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

GROUND FLOOR

Lounge/Dining Room

uPVC window and door to front. Plastered walls and ceilings. Open style staircase to first floor. Wood style laminate flooring. Papered feature wall. Gas fire with composite hearth and wooden fire surround. Radiator.

Kitchen

uPVC window and door to rear. A range of wall mounted and base units finished with gloss white doors. Quartz style laminate worktops. Integral stainless steel electric oven, stainless steel gas hob and chimney style extractor hood. Space and plumbed for washing machine. Plastered walls and ceiling. Grey wood effect vinyl flooring. Radiator.

Bathroom

uPVC window. 3 piece suite comprising close coupled w.c, hand wash basin set in vanity unit and panelled bath with overhead electric shower. Tiled walls. Plastered ceiling. Tiled floor. Chrome towel radiator.

FIRST FLOOR

Landing

Plastered walls. Textured ceiling. Fitted carpet. Attic access.

Bedroom 1

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

Bedroom 2

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator. Combi gas central heating boiler.

EXTERIOR

Rear Garden

Enclosed rear garden laid to decorative stone leading to concrete steps to paved patio areas. Wood fencing.

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

A

Current heating type

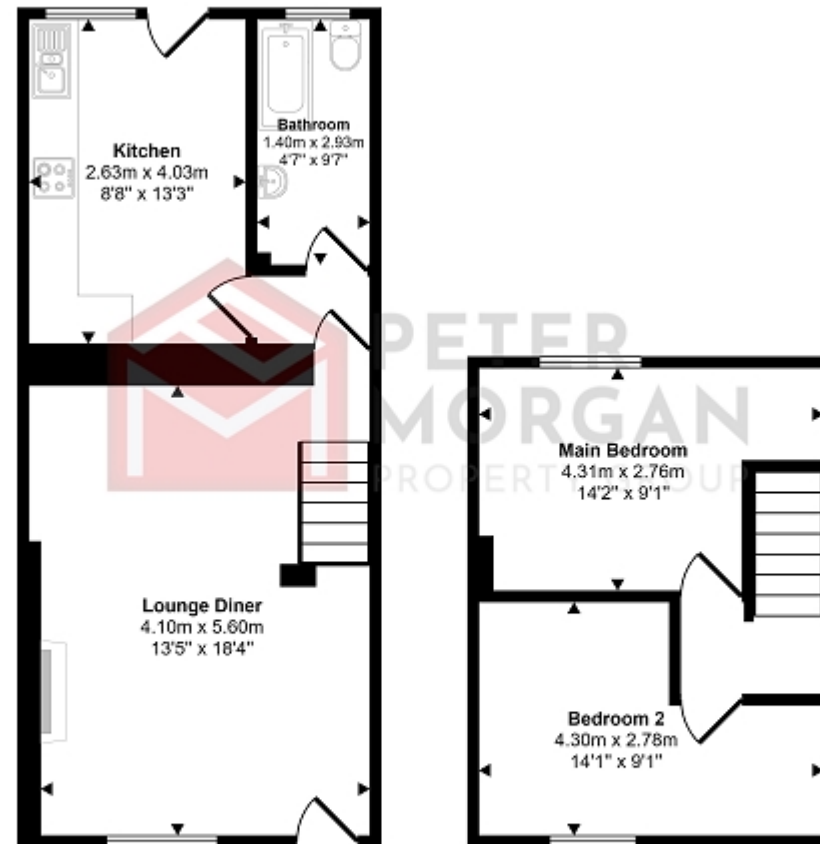
Combi

Tenure

Freehold








Ground Floor

First Floor

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.

4 Cross Street, Maesteg, Bridgend. CF34 9YT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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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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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