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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



39 Llan Road, Llangynwyd, Maesteg, Bridgend County, CF34 9TD

£170,000



PETER MORGAN

Main Features

- Three bedroom semi detached home
- 2 reception rooms
- Ground and first floor shower rooms
- Front and rear gardens
- Approximately 6 miles from the M4 Junction 36 and within 2 miles of Maesteg Town Centre
- Convenient for local shops, post office and public transport routes
- Dorlonco style property (originally of non standard construction) remedial work carried out without evidence of a PRC certificate
- uPVC double glazing and gas central heating
- Council Tax Band: B. EPC: E
- Need a mortgage? We can help.

General Information

Peter Morgan Property Group are pleased to offer this three bedroom semi detached property

Located in the Llangynwyd village, this property is approximately 6 miles from the M4 Junction 36 and within 2 miles of Maesteg Town Centre, also convenient for local shops, post office and public transport routes.

The property comprises ground floor entrance hall, lounge, dining room, kitchen, inner hall and shower room. First floor landing, shower room and three bedrooms. The property benefits from uPVC double glazing, gas central heating and front and rear gardens.

Please note, this Dorlonco style property (originally of non standard construction) has had the necessary remedial work carried out without evidence of a PRC certificate.

GROUND FLOOR

Hallway

uPVC panelled front door. Laminate flooring. Wall mounted consumer unit. Carpeted staircase to first floor. Wood panelled doors leading to reception rooms.

Lounge

uPVC double glazed windows to the front and rear aspect. Laminate floor. Radiator. Coving. Plastered ceiling. Chimney breast housing with electric fire, marble effect hearth and mantle surround. Ceiling light fitting.

Dining Room

uPVC double glazed window to the front. Laminate flooring. Radiator. Coving. Plastered ceiling. Ceiling light fitting. Wood panelled door leading to..

Kitchen

uPVC double glazed windows to side and rear with open aspect views to the rear. Fitted kitchen with a range of base units and complimentary work surface. Black sink and drainer unit with mixer tap. Freestanding electric cooker. Tiled splashback. Laminate flooring. Space for fridge / freezer. Plumbed for washing machine. Ceiling light fitting. Radiator.

Rear Hall

uPVC panelled rear entrance door. Laminate flooring. Plastered walls and ceiling. Radiator. Light fitting. Wood panelled door leading to..

Shower Room

Frosted uPVC double glazed window. Comprising of a white suite including a walk in shower cubicle with electric shower and glass doors, low level WC. Extractor fan. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Wooden balustrade. Fitted carpet. Storage cupboard. Loft Access. Doors to bedrooms and..

Shower Room

uPVC double glazed window. 3 piece shower suite comprising close coupled W.C, hand wash basin set in vanity unit and walk in shower with glass screen. A low level WC. Fully tiled walls. Laminate flooring. Radiator.

Bedroom 1

2 uPVC double glazed windows to front. Laminate flooring. Plastered walls, Radiator. Cupboard housing boiler. Storage cupboard.

Bedroom 2

uPVC double glazed window to front. Laminate flooring. Radiator.

Bedroom 3

uPVC double glazed window to rear. Laminate flooring. Radiator.

EXTERIOR

Front Garden

Galvanised gate with minimal steps. Paved pathway leading to property with block paved section. Laid to lawn area. Side access to rear garden.

Rear Garden

Galvanised side gate leading to paved section with minimal steps leading to lawned area. Block retaining wall. Wood fenced surround.

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 sales@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.

Please Note:

The vendor is an employee of Peter Morgan Property Group.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding B

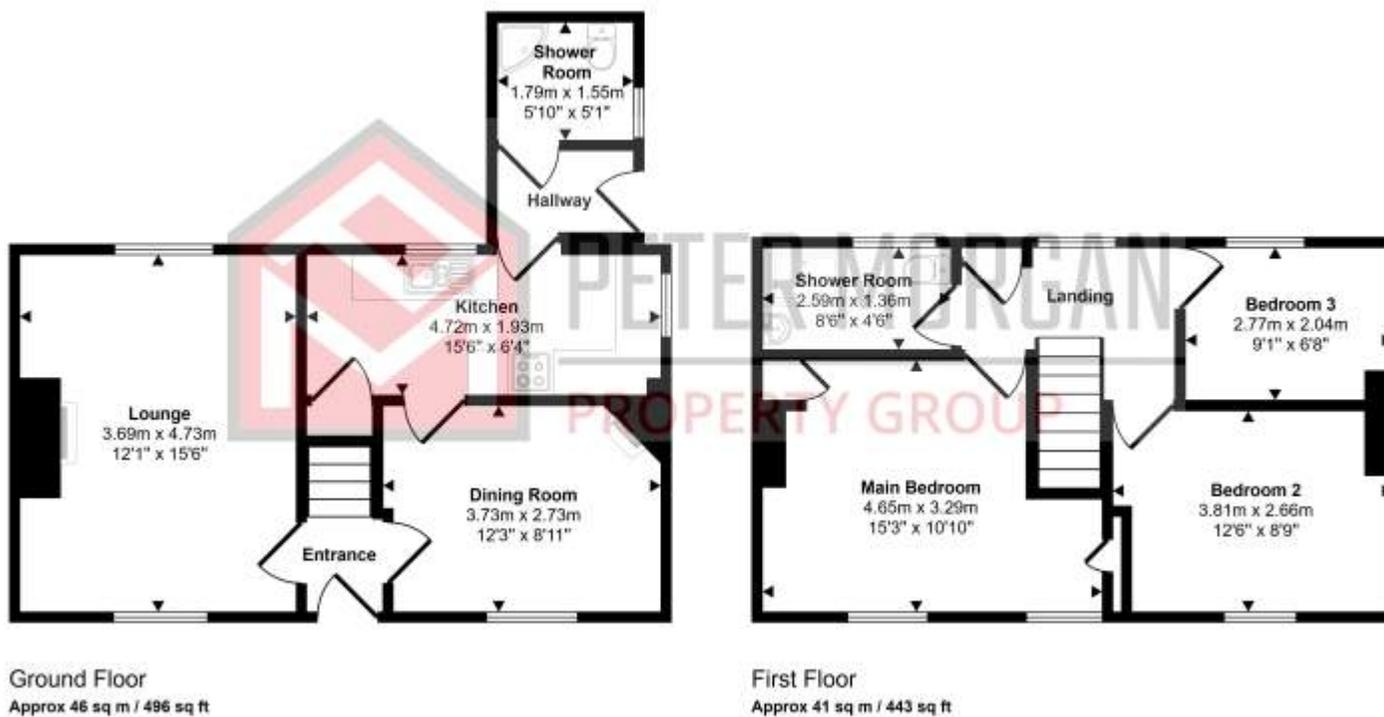
Current heating type Gas

Tenure Freehold





Approx Gross Internal Area
87 sq m / 939 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		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(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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