

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



38 John Street, Maesteg, Bridgend County, CF34 0BL

£85,000



PETER MORGAN

Main Features

- Two bedroom mid terrace
- Open plan living/ dining room
- 4 piece bathroom
- Fitted kitchen with appliances
- Low maintenance patio garden to the rear
- Situated within 1 mile from Maesteg Town Centre. Convenient for local school, bus link and cycle track / Nature Reserve
- Offered for sale with vacant possession
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

General Information

TWO BEDROOM, MID TERRACED HOUSE WITH OPEN PLAN LIVING ROOM/ DINING ROOM. LOW MAINTENANCE FLAT GARDENS TO REAR. OFFERED FOR SALE WITH VACANT POSSESSION!

Situated within 1 mile from Maesteg Town Centre. Convenient for local school, bus link and cycle track / Nature Reserve.

The property comprises porch, open plan living room/dining room, fitted kitchen with appliances, Inner hallway, fitted 4 piece bathroom and 2 bedrooms with built in wardrobes.

Externally there is a low maintenance patio garden to the rear with a garden shed.

This home benefits from Combi gas central heating and uPVC double glazing. Offered for sale with vacant possession.

GROUND FLOOR

Porch

uPVC double glazed main entrance door. Tiled floor. Electrical consumer unit. Internal door to..

Lounge/Dining Room

uPVC double glazed windows with vertical blinds to front and rear. Radiator. Carpet. Feature fireplace with stone effect surround. TV connection.

Kitchen

uPVC double glazed window to side. Fitted kitchen units. Laminate worktop and 1.5 bowl sink unit. Plumbed for washing machine. Cushion flooring. Coving. Fan light.

Inner Hallway

Cushion flooring. Cupboard. Plastered walls. Coved ceiling. Radiator.

Bathroom

uPVC double glazed window to the rear. Fitted four-piece bathroom suite in white comprising WC, pedestal hand wash basin with lever taps, corner bath with lever taps and separate shower cubicle with electric shower. Tiled walls. Cushion flooring. Radiator.

FIRST FLOOR

Landing

Bedroom 1

uPVC double glazed window to rear with vertical blind. Fitted wardrobes. Radiator. Fitted carpet. Wall mounted Combi gas central heating boiler housed in cupboard.

Bedroom 2

uPVC double glazed window to side. Vertical blind. Fitted carpet. Radiator. Fitted wardrobes.

EXTERIOR

Rear Garden

Concrete steps leading to a flat patio garden with garden shed.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

B

Current heating type

Combi

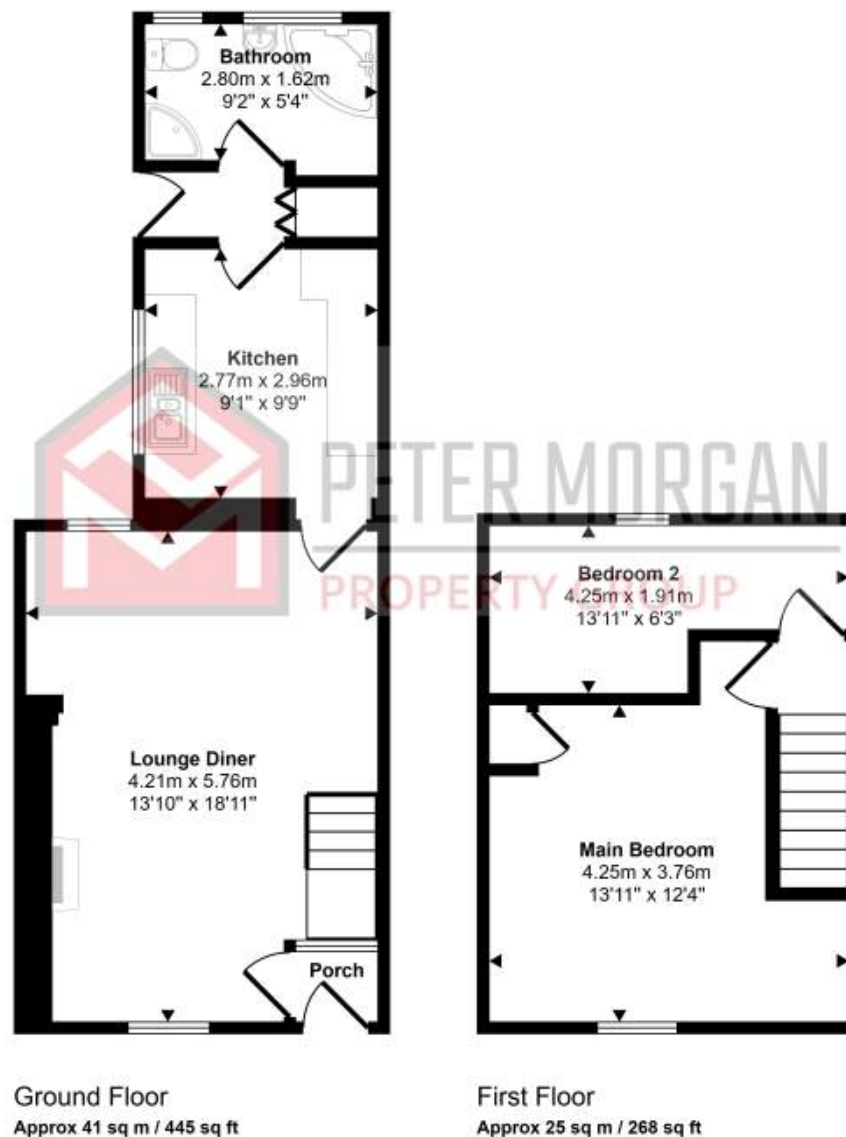
Tenure

Freehold






Approx Gross Internal Area
66 sq m / 713 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
sales@petermorgan.net
lettings@petermorgan.net
33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services
team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@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

