

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



23 West Street, Maesteg, Bridgend. CF34 9AF

Offers In Region Of £110,000



Main Features

- NEW ON THE MARKET
- A THREE BEDROOM PROPERTY
- WALKING DISTANCE OF THE TOWN CENTRE
- REAR GARAGE FOR OFF ROAD PARKING
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND =B ENERGY RATING = E
- NO CHAIN
- OFFERS IN THE REGION OF £110,000
- NEED A MORTGAGE? WE CAN HELP

General Information

An Three bedroom Terraced property offered for sale with no ongoing chain. Situated within walking distance to Maesteg town centre, local schools and transport links. The accommodation briefly comprises entrance porch, entrance hall, lounge/ diner, kitchen and Three piece ground floor family bathroom. To the first floor there are Three bedrooms. To the outside there is a rear garden with a concrete garage which can be used for off road parking. This family home further benefits from gas central heating and upvc double glazing throughout. Viewing is highly recommended to appreciate the space this family home has to offer and is ideal for someone looking for their first family home. Please call Peter Morgan Maesteg on to arrange a viewing.

GROUND FLOOR

Entrance Hallway

(2' 6" x 13' 2") or (0.75m x 4.01m)

UPVC double glazed obscured glass door leading to hallway, artex walls and ceilings, wood panel glass door leading into reception room one, radiator to right hand wall, light fitting to ceiling, wooden hand rail leading to first floor.

Inner Hallway

(6' 2" x 3' 11") or (1.89m x 1.20m)

Reception Room One

(12' 0" x 13' 2") or (3.66m x 4.01m)

Carpet flooring, artex ceilings, textured wallpapers, UPVC double glazed window facing front aspect, radiator under sill, fireplace feature to main wall, sliding glass doors leading into reception room two, glass panel door leading out to hallway.

Reception Room Two

(11' 1" x 12' 9") or (3.38m x 3.88m)

Artex ceilings, carpet flooring, textured papered walls, fireplace to main feature wall, two alcoves to main wall, light fitting to ceiling with ceiling rose, glass panelled door leading to hallway, glass sliding doors leading into reception room one, cupboard for under stairs storage, single pane glass window looking into kitchen.

Kitchen

(8' 1" x 11' 5") or (2.46m x 3.47m)

Vinyl flooring, artex ceiling, plastered walls, tile splashbacks, UPVC double glazed obscured glass door leading out to rear garden. UPVC double glazed window facing rear, appointed kitchen base and wall units and work surface, gas hob electric oven, stainless steel sink drainer unit mixer tap, radiator to back wall, wood panel door leading to inner hallway.

FIRST FLOOR

Bathroom

(8' 4" x 6' 0") or (2.53m x 1.82m)

Carpeted flooring, artex ceilings, part plastered part tiled walls, low level WC, sink unit and bath, UPVC double glazed obscure glass window facing rear, light fitting to ceiling, radiator to left hand wall, wood panelled door.

Landing

(4' 11" x 10' 11") or (1.51m x 3.34m)

Carpet flooring, artex ceiling, textured papered walls, UPVC double glazed window looking out to rear garden, light fittings to ceiling, wooden balustrade, wood panel door leading into bedroom one.

Bedroom 1

(7' 11" x 9' 2") or (2.42m x 2.80m)

carpet flooring, artex ceilings, textured papered walls, UPVC double glazed window facing out to rear aspect, radiator to back wall, light fitting to ceiling, storage cupboard containing combi boiler.

Bedroom 2

(7' 9" x 12' 7") or (2.36m x 3.84m)

artex ceilings, textured wallpapered walls, carpeted flooring and light fitting to ceiling, UPVC window facing front aspect, radiator to back wall.

Bedroom Three

(6' 11" x 9' 10") or (2.12m x 3.00m)

carpeted flooring, artex ceilings, attic hatch to ceiling, wallpapered walls, UPVC double glazed windows facing front aspect, light fitting to ceiling, radiator to back wall, wood panel door.

EXTERNAL

Garage

rear lane access leading into secured steel door.

Rear Garden

steps leading down to courtyard, paved pathway leading to rear back entrance and brick built garage.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

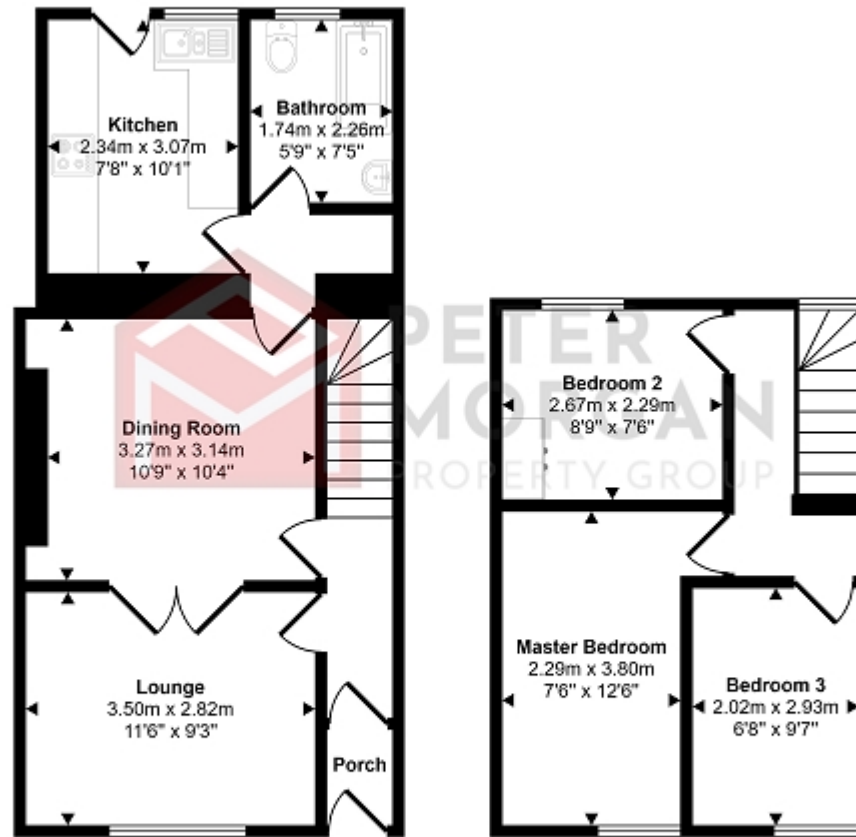
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
70 sq m / 757 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 28 sq m / 297 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		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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