

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



2 St. Davids Court, Maesteg. CF34 0BF

**£465,000** **Guide Price**



*Exclusive*



## Main Features

- Detached
- Six Double Bedrooms
- Two En-Suites
- Master Bedroom Balcony
- Driveway for Multiple Vehicles
- Attractive Views
- Quiet Cul-De-Sac Location
- Modern Interior Throughout
- Double Garage
- Great Sized Family Kitchen/Diner

## General Information

Peter Morgan Property Group has this unique opportunity to purchase a Six double bedroom, detached, self build property. The property benefits from a beautiful open hallway with a wonderful modern open plan kitchen/diner, large lounge area, a Master bedroom with a balcony and generous sized En-Suite, additional five bedrooms which also comprises of an added En-suite, family bathroom, second floor Shower room and ground floor w.c. The property has a driveway sized for multiple vehicles, a wrap around garden with attractive mountain views and a larger than average sized garage. This Ideal family home is situated within a quiet cul-de-sac, over looking Celtic Park and a picturesque bowling field. Local schools, shops and public transport links are also all within close proximity.

Internally the property briefly comprises of an entrance hall, a w.c, lounge, kitchen/diner, utility room, garage to the ground floor.

The first floor features a family bathroom and four double bedrooms, two of which benefit from en' suite bathrooms. The master bedroom boasts double doors onto a balcony area. The Second floor features Two additional bedrooms and shower room.

To the front of the property there is a driveway fit for multiple vehicles and gated side entrance either side of the property. The property also features a rear and side garden with artificial lawn, and a paved patio area. Must be viewed to be appreciated.

## GROUND FLOOR

### Hall

Entrance via a uPVC door to the front with glass panels and side uPVC window. Stairs to the first floor, modern tile flooring, door containing w.c. doorway to lounge and kitchen/diner.

### W.C.

Low level W.C and wash hand basin. Tiled flooring and splashbacks and a upvc window with obscured glass to the rear.

### Lounge

(11' 11" x 18' 4") or (3.63m x 5.59m)

Flowing through tile flooring and a modern electric feature fireplace and media wall. Upvc bay windows to the front.

### Kitchen / Dining Area

(32' 8" x 9' 11") or (9.95m x 3.02m)

Fitted with a matching range of wall and base units with worktops space over and a 1 1/5 stainless steel sinks with mixer tap. Integrated induction hob and chrome extractor hood, integrated oven and grill. Integrated dishwasher. Tiled flooring and mirrored tile splashbacks. Upvc window to the rear, x2 upvc double french style doors leading to rear garden. Door into the utility room. Large open space diner.

### Utility Room

(12' 6" x 4' 11") or (3.82m x 1.50m)

Fitted with a matching range of wall and base units with worktop space over, tiled flooring. Upvc door to the side leading to side garden. Door leading to garage.

## **Garage**

(12' 8" x 14' 2") or (3.87m x 4.31m)

Generous size garage with electric roller door. A range of base units. Complimentary work surface, stainless steel sink unit, concrete flooring, plumbed for automatic washing machine, space for tumble dryer or dishwasher, uPVC windows one to the side, storage cupboard and wall mounted combination boiler.

## **FIRST FLOOR**

### **Landing**

Fitted carpets to stairs and landing. Staircase to second floor. Door containing storage cupboard. Doors to four bedrooms and a bathroom.

### **Master Bedroom**

(13' 0" x 18' 7") or (3.97m x 5.66m)

Carpet flooring, wall length fitted wardrobes. A upvc obscured glass window to the side. upvc double sliding doors onto balcony and door into en' suite.

### **Master Bedroom En Suite**

(7' 7" x 7' 3") or (2.30m x 2.21m)

Fitted with a three piece suite comprising of a low level w.c, wash hand basin with a mixer tap and a walk in shower cubical. Tiled flooring and splashbacks, heated towel rail and a upvc window with obscured glass to the rear.

### **Bedroom Two**

(12' 6" x 10' 5") or (3.81m x 3.18m)

Carpet flooring. A upvc window to the front. Door into en' suite.

### **En Suite**

(6' 6" x 8' 4") or (1.98m x 2.54m)

Fitted with a three piece suite comprising of a low level w.c, wash hand basin with a mixer tap and a walk in shower cubical. Tiled flooring and splashbacks, heated towel rail and a upvc window with obscured glass to the rear. Storage cupboard.

### **Bedroom Six**

(12' 7" x 7' 3") or (3.83m x 2.21m)

Carpet flooring. A upvc window to the rear.

### **Bedroom Five**

(11' 9" x 11' 3") or (3.58m x 3.42m)

Carpet flooring, upvc double sliding doors with glass Juliet balustrade.

### **Bathroom**

(9' 0" x 9' 1") or (2.74m x 2.77m)

Comprising of a white suite including a modern two-person inset bath, wash hand basin with vanity unit and a low level WC. Walk in shower cubicle. Chrome wall mounted towel heater, A frosted uPVC double glazed window to the side, tiled flooring and tile splashback.

## **SECOND FLOOR**

### **Landing**

Fitted carpets to stairs and landing. x2 door containing attic eaves storage. Doors to two bedrooms and a shower room.

### **Bedroom Three**

(13' 1" x 14' 2") or (3.98m x 4.33m)

Carpet flooring. A upvc window to the rear. Door containing storage cupboard.

### **Bedroom Four**

(9' 11" x 14' 4") or (3.02m x 4.37m)  
Carpet flooring. A upvc window to the side.

### **EXTERNAL**

#### **Front Entrance**

To the front of the property there is a driveway fit for multiple vehicles and side entrance either side of the property.

#### **Rear Garden**

The rear to the property features a rear and side garden with artificial lawn and a paved patio area which leads to the side entrance.

#### **EPC Rating**

C

#### **Council Tax Band**

G

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group .With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice.Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage)

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** G

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold





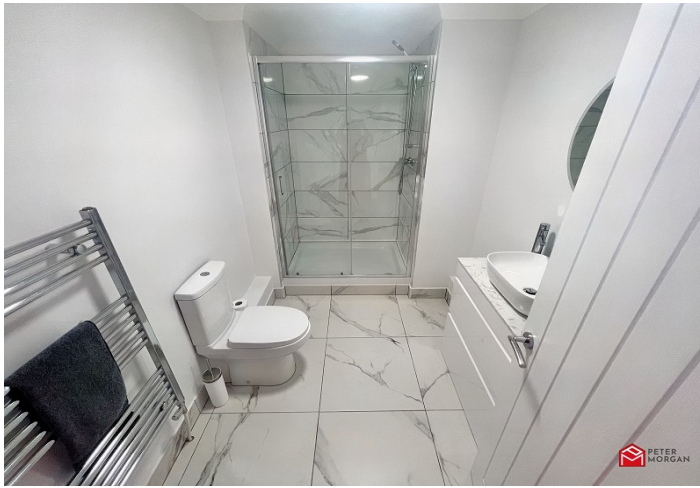






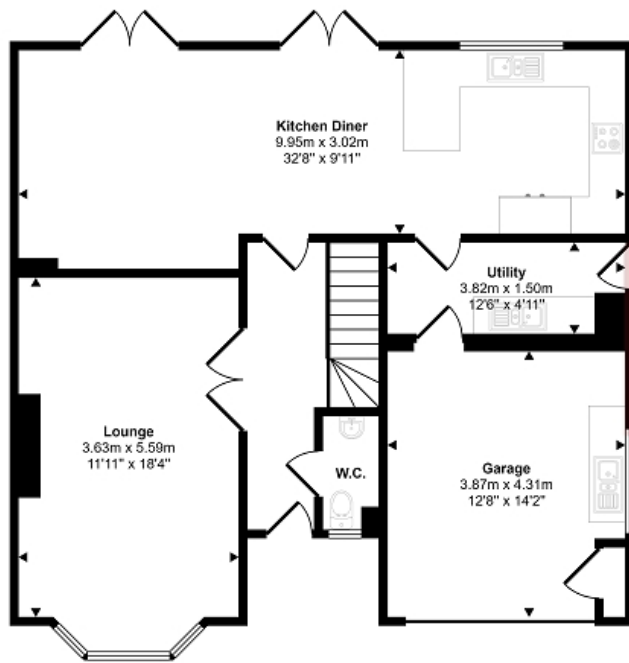




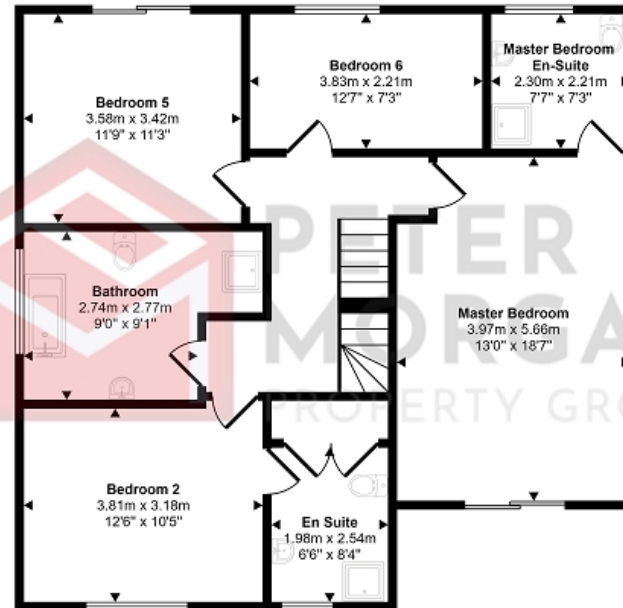




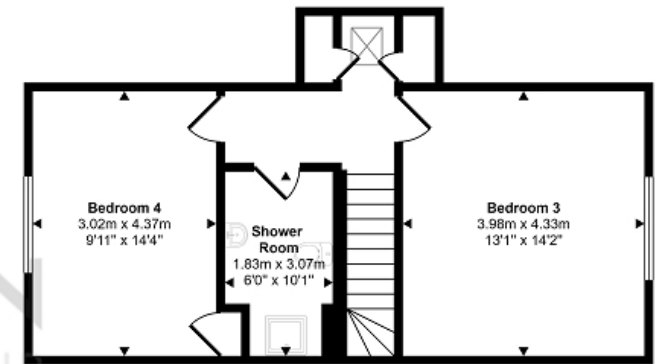
Approx Gross Internal Area  
227 sq m / 2447 sq ft



Ground Floor  
Approx 90 sq m / 973 sq ft




First Floor  
Approx 90 sq m / 972 sq ft



Second Floor  
Approx 47 sq m / 501 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 ?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





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# PETER MORGAN

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

