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2021
WALES
SALES
GOLD WINNER

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142 Mill View Estate, Maesteg, Bridgend. CF34 0DD



£310,000

Main Features

- Well present 4 bedroom detached bungalow
- Upside down living accommodation
- Lounge/ dining room with French doors to decked area
- Family shower room
- Kitchen and utility room
- within easy reach of local shops, school and amenities. The rail link to Cardiff is a short walk away
- Approximately 1.4 miles from Maesteg Town centre and 7 miles from the M4 at Junction 36
- uPVC double glazing and gas central heating
- Viewing is highly recommended
- Council Tax Band: E

General Information

WELL PRESENTED FOUR BEDROOM DETACHED REVERSE LIVING BUNGALOW SITUATED WITHIN THE POPULAR AND SOUGHT AFTER AREA OF MILL VIEW ESTATE.

This home is situated on a flat plot within easy reach of local shops, school and amenities, the rail link to Cardiff is a short walk away. This Ideal family home is situated within a quiet cul-de-sac, overlooking Celtic Park. Approximately 1.4 miles from Maesteg Town centre and 7 miles from the M4 at Junction 36.

The property benefits from wonderful surrounding views, and comprises ground floor hallway, utility room, larger than average lounge/ dining room, kitchen and family shower room. Lower ground floor hallway and 4 bedrooms. Externally there is a driveway, generous sized front and rear gardens and a balcony area off the lounge which on a sunny day benefit from the panoramic views.

Viewing's come highly recommended.

GROUND FLOOR

Entrance

uPVC door to front with glass panels to either side. Doorway to utility room. Double doors leading to hallway. Tiled floor.

Utility Room

Fitted with a range of wall and base units with tiled worktop. Tiled floor. uPVC double glazed window to front. Plumbed for automatic washing machine. Space for tumble dryer or dishwasher.

Hallway

Stairs leading down to lower ground floor. Wood and steel balustrade. Radiator. Door to storage area housing gas central heating boiler. Doors to lounge, kitchen and family shower room.

Family Shower Room

uPVC double glazed window to rear. 3 piece shower suite comprising low level w.c, stone bowl wash hand basin sitting on a ceramic tile counter top and double walk in shower with electric shower. Fully tiled walls and floor. Chrome heated towel rail.

Kitchen

uPVC double glazed window to front. Fitted with a range of wall mounted and base units with worktop. Breakfast bar. 2 stainless steel sinks and drainer with mixer tap. Range gas cooker and chrome chimney extractor hood with chrome splashback. Integral fridge freezer. Tiled floor. Tiled splashbacks.

Lounge/Dining Room

Double aspect room with uPVC double glazed windows to side and rear. uPVC double glazed French doors leading to decked balcony area with wrought iron balustrade. Laminate flooring. Modern electric granite feature fireplace. 2 radiators.

LOWER GROUND FLOOR.

Hallway

Carpeted staircase. Fitted carpet. Radiator. Doors to all bedrooms.

Bedroom 1

uPVC double glazed window to side. Laminate flooring. Radiator. Full length fitted wardrobes.

Bedroom 2

uPVC double glazed window to side. Laminate flooring. Radiator. Full length fitted wardrobes.

Bedroom 3

uPVC double glazed window to rear. Laminate flooring. Radiator. Full length fitted wardrobes.

Bedroom 4

uPVC double glazed french doors leading to rear garden. Laminate flooring. Radiator. Full length fitted wardrobes.

EXTERIOR

Front Garden

Paved driveway with wrought iron double gates. Gravelled area to side.

Rear Garden

Rear and side gardens are laid to lawn and paved patio area leading to side entrance. Decked area leading to master bedroom. Block built outhouse with uPVC door and window.

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 bridgend@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 E

Current heating type Gas

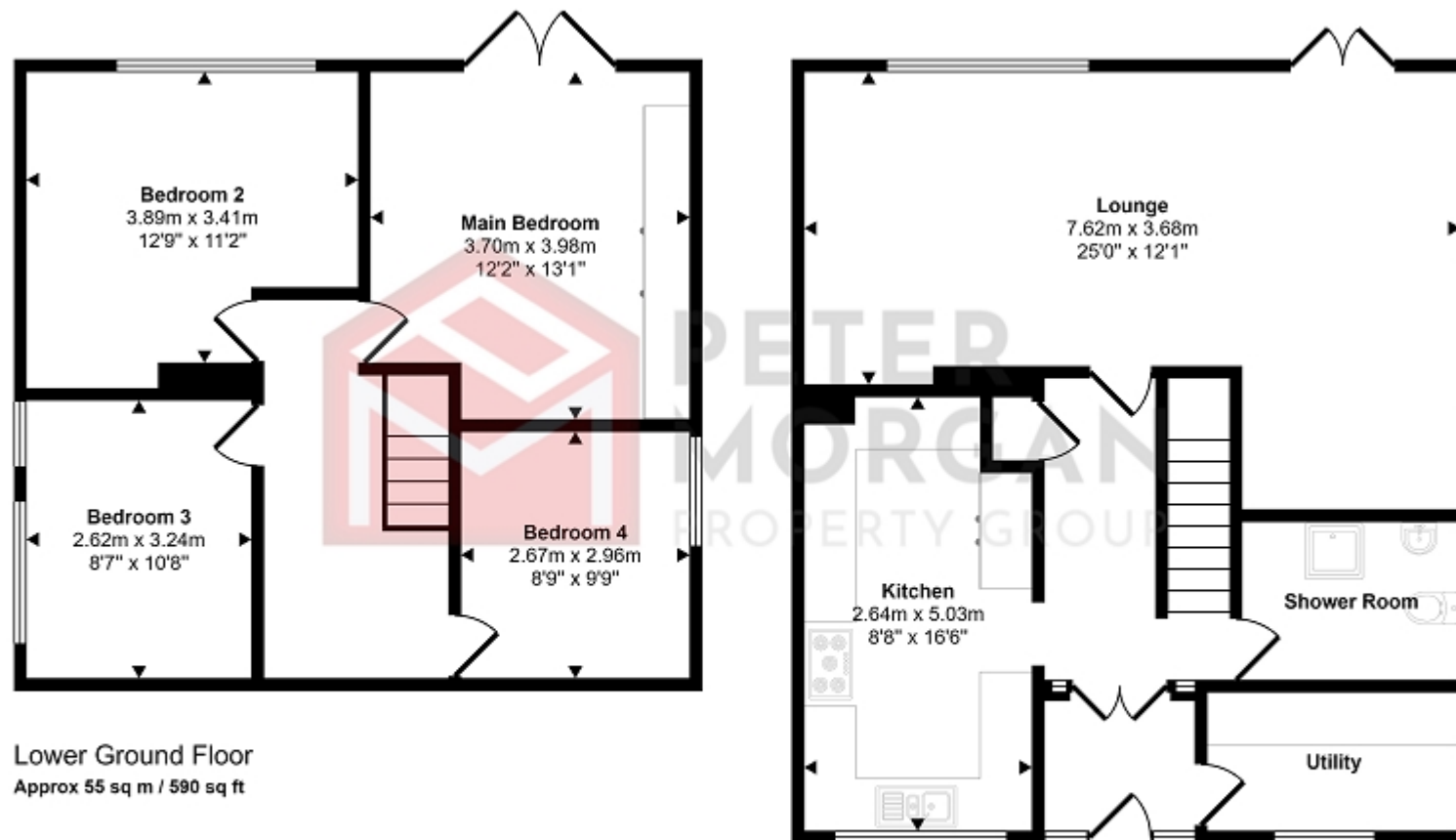
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
122 sq m / 1314 sq ft



Lower Ground Floor
Approx 55 sq m / 590 sq ft

Ground Floor
Approx 67 sq m / 724 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		
(69-80) C		78
(55-68) D	60	
(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 ?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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