

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph

PETER MORGAN
FOR SALE
MAESTEG

140

PETER
MORGAN
PROPERTY GROUP



140 Caerau Road, Maesteg, Bridgend. CF34 0PD



£140,000

Main Features

- Four/Five Bedroom Property
- Two/Three Reception Rooms
- Quality Fitted Kitchen
- Recently Refurbished
- Newly Fitted Gas Central Heating
- Newly Fitted uPVC Throughout
- Enclosed Side Garden
- No Chain
- EPC:D
- Council Tax Band: A.

General Information

We have to offer detached building which is considered to be a great first time buy or a good investment with the opportunity for multiple tenants. The first floor comprises of four bedrooms and family bathroom. The ground floor comprises of a lounge area, additional dining room and fifth bedroom or third reception room and quality fitted kitchen. Located in the village of Caerau in Maesteg the property is close to local amenities, with good transport links and easy access to the M4 corridor and great location for the local primary school. The property will be sold as Vacant possession with no on going chain. The Maesteg area is based in the Llynfi Valley, the town hall in the centre of Maesteg Town is currently under going a multi-million pound renovation project. Once complete this will provide new opportunities and facilities to the local community, for future generations and is a great area to start investing in. Please contact us at the Maesteg Branch for further details

GROUND FLOOR

Lounge

(12' 11" x 10' 11") or (3.93m x 3.32m)

Upvc panelled front door, Upvc double glazed window. concrete flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect. Feature fireplace to main wall.

Dining Room

(9' 7" x 11' 2") or (2.93m x 3.41m)

Upvc double glazed window to the front aspect, concrete flooring and radiator. wall mounted combination boiler, Coving. Plastered walls and ceilings. Cast iron gas fireplace to main wall. light fitting.

Bedroom Five / Lounge

(8' 2" x 12' 1") or (2.49m x 3.68m)

Upvc double glazed window to the rear aspect, concrete flooring and radiator. Plastered walls and ceilings with wood panelling. light fitting to central ceiling.

Kitchen

(8' 11" x 12' 11") or (2.73m x 3.94m)

Generous size rustic oak fitted kitchen with a range of base and wall units with rustic oak fitted pantry. Complimentary granite work surface. Ceramic fireclay Belfast/Butler Kitchen Sink with mixer tap. Freestanding gas cooker, chrome heated towel rail, attractive, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, ample space for table and chairs, coved and plastered ceiling, uPVC window to the side, uPVC fully obscured glazed door to the side leading to side garden.

Inner Hall

Concrete floors. Under stair storage. Staircase to first floor. Doorways leading off to multiple rooms.

FIRST FLOOR

Landing

Concrete floor. Plastered balustrade. Doorways leading off to multiple rooms.

Bedroom One

Concrete flooring. Plastered walls and ceiling. uPVC window. Light fitting to central ceiling.

Bedroom Two

(10' 11" x 11' 5") or (3.32m x 3.47m)

Concrete flooring. Plastered walls and ceiling. uPVC window. Light fitting to central ceiling. Cast iron fireplace to main wall.

Bedroom Three

(7' 10" x 11' 10") or (2.38m x 3.60m)

Concrete flooring. Plastered walls and ceiling. uPVC window. Light fitting to central ceiling.

Bedroom Four

(9' 2" x 6' 0") or (2.80m x 1.84m)

Concrete flooring. Plastered walls and ceiling. uPVC window. Light fitting to central ceiling.

Bathroom

(9' 1" x 5' 3") or (2.76m x 1.60m)

Comprising of a white suite including a bath, wash hand basin and a low level WC. A frosted uPVC double glazed window.

EXTERNAL

Rear Garden

Paved section with laid to lawn area. Fencing. Block bricked wall and gate offering side access.

INFORMATION

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).

EPC Rating

D

Council Tax Band

A

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

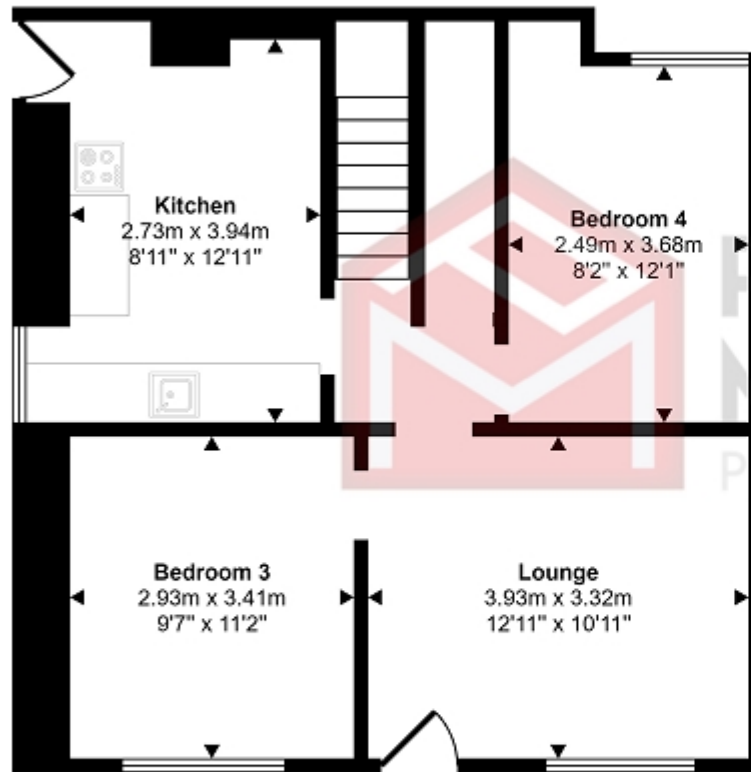
Current council tax banding A

Current heating type Combi

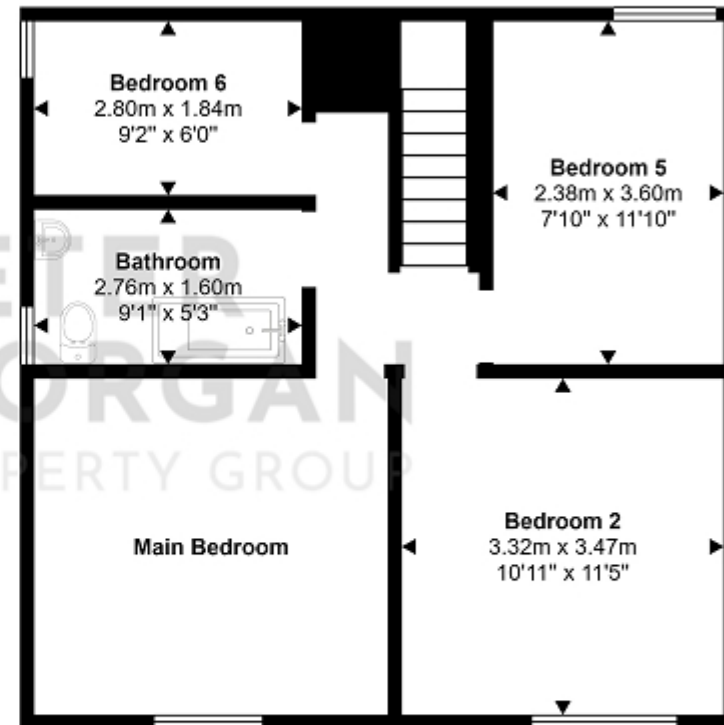
Tenure Freehold



Approx Gross Internal Area
108 sq m / 1157 sq ft




Ground Floor
Approx 56 sq m / 602 sq ft



First Floor
Approx 52 sq m / 556 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		81
(69-80) C		
(55-68) D	57	
(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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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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