

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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5 Alma Road, Maesteg, Bridgend. CF34 9AN

Offers Over £80,000



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Main Features

- Freehold
- Great Investment Property
- Ideal First Purchase
- Walking Distance to Town Center
- Some refurbishments are required
- EPC - D
- Council Tax Band - A

General Information

Introducing this two bedroom freehold Terraced property in a sought after area of Maesteg. The property is close to schools, shops and bus routes and comprises entrance hall, reception room, kitchen and family bathroom to ground floor. Spacious Rear garden with laid to lawn and patio area. and two double bedrooms to first floor. Ideal Investment or First time buyer opportunity. Property is need of some refurbishments.

GROUND FLOOR

Entrance Hallway

Upvc panelled front door, artex walls, artex ceilings laminate flooring, radiator to right-hand wall. Electricity fuse box. Doorway leading to lounge stairway to first floor.

Lounge

Laminate flooring. UPVC window to front aspect UPVC floor to ceiling window facing rear aspect, Artex ceiling and walls, radiator to back wall, fireplace with oak effect mantle, marble hearth and electric fire. light fittings to ceiling, glass panel door leading into kitchen.

Kitchen

Range of matching wall and base units radiator to right-hand wall, 1 1/2 stainless steel sink and drainer unit. Integrated electric hob and oven and over extractor hood. Light fitting to central ceiling. Wood panel door leading to under stairs storage.

Part wood part of glass door leading to rear hallway.

Rear Entrance Hall

Tile flooring. Part tiled part plastered walls, plastered, light fitting to central ceiling, wooden door with obscured glazed panel leading to rear garden door, leading into a family bathroom.

Family Bathroom

Comprising of a white Three-piece suite including low-level WC, bath with electric shower over, sink basin, radiator to right-hand wall. Part tiled part plastered walls and ceiling. UPVC obscured glazed window facing rear aspect.

FIRST FLOOR

Landing

Artex ceiling and walls, wooden balustrade, carpet flooring, UPVC window facing rear aspect. Access to attic hatch. Doors leading off to bedrooms.

Bedroom One

Wallpapered walls, wallpaper to ceiling, UPVC window to rear aspect, radiator to left-hand wall cupboard, containing Worcester combination boiler, light fixtures to ceiling.

Bedroom Two

Carpet floor, artex ceilings and walls. Two UPVC double glazed windows facing front aspect, light fitting to Central ceiling radiator to right-hand wall

EXTERNALLY

Rear Garden

Patio slabbed area with steps leading down to footpath and laid to lawn area, greenhouse and outbuilding.

Council Tax Band

B

EPC Ratings

TBC

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 option 3 or email us at pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, mains drainage

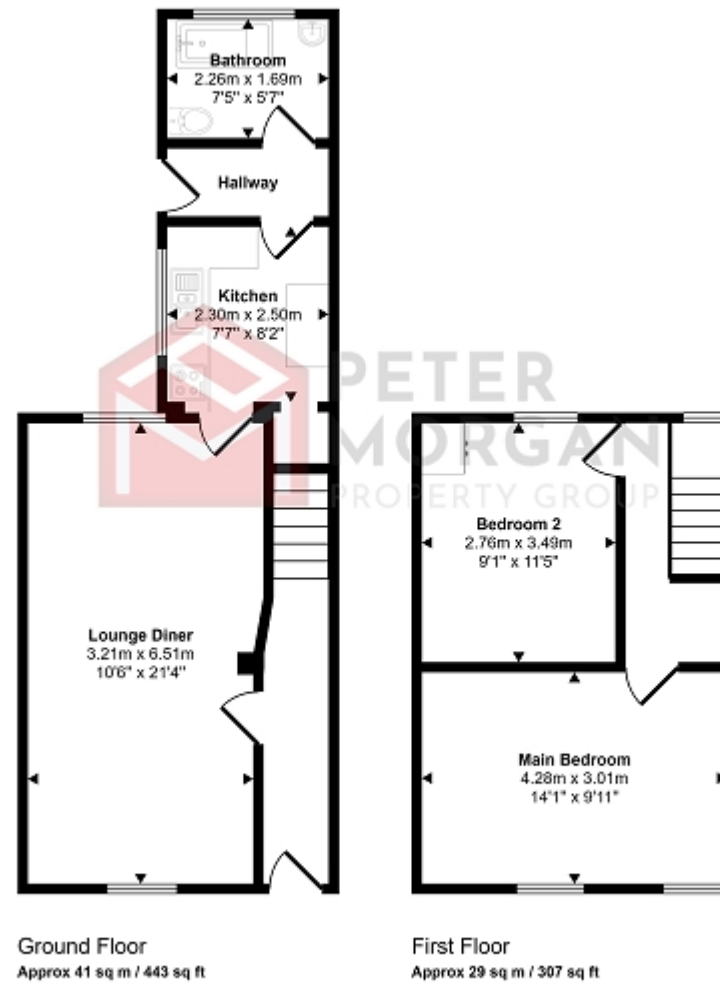
Current council tax banding B

Current heating type Combi

Tenure (To be confirmed) Freehold



Approx Gross Internal Area
70 sq m / 750 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(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 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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