

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



 PETER MORGAN

12 Lloyd Street, Maesteg, Bridgend. CF34 0RA

**£115,000**

  
PETER MORGAN



## Main Features

- Freehold
- Three Bedrooms
- Large Living Space
- Ideal Investment
- Great First Purchase
- Convenient Location
- Council Tax Band - A
- EPC Rating - E
- NO CHAIN

## General Information

A well presented three bedroom mid terrace property has become available with Peter Morgan Property Group, the property is in good and modern condition throughout. Further accommodation comprises of; porch, open plan lounge, kitchen area, utility room and separate w.c to the ground floor. Externally there is a courtyard to rear garden with rear lane access an outbuilding and laid to lawn area. To the first floor there are three good sized bedrooms and a family bathroom. The property benefits from gas central heating and uPVC double glazing and is an ideal BTL purchase or a great first purchase.

The property is situated in an ideal convenient location to the local primary school, all transport links and local shops.

Viewing is essential for any appreciation of the property to be possible. Council tax band A. EPC rating E. Need a mortgage? we can help.

## GROUND FLOOR

### Porch

Upvc panelled front door, carpet flooring, plastered walls, plastered ceiling, light fitting to ceiling aspect, wood panel door leading to

### Lounge

Upvc double glazed window to the front and rear aspect, carpeted flooring and under sill radiators. Coving. Plastered walls. Alcoves to the main wall. 2 x ceiling light fittings. Part Wood panel door leading to

### Kitchen

Quality fitted kitchen with a range of base and wall units with chrome fittings, complimentary work surface, 1 1/2 stainless steel sink and drainer unit, electric hob and electric oven, chrome cooker hood, attractive splashback tiling, ceramic tiling to the floor, coved and artex ceiling, light fitting central ceiling, uPVC windows to the rear with open aspect views, one double radiator, uPVC fully obscured glazed window to the side. Door leading to

### Utility Room

with a range of base and wall units with complimentary work surface, vinyl flooring, plumbed for automatic washing machine, space for tumble dryer or dishwasher, ceiling lighting, two uPVC window to the side, door leading to

### W.C.

Comprising of a white suite including a low level WC. A frosted uPVC double glazed window. vinyl flooring and back wall radiator.

## FIRST FLOOR

### Landing

Carpet flooring, wooden balustrade, attic hatch. Doors leading off to multiple rooms

### Bathroom

Comprising of a white suite including a modern bath with shower over and glass shower screen, wash hand basin and a low level WC. A frosted uPVC double glazed window, vinyl flooring, panelled walls and wall mounted radiator.

### **Bedroom 1**

Carpet flooring, plastered walls and ceiling, Upvc window facing rear aspect.  
Central ceiling light fitting. Storage cupboard.

### **Bedroom 2 (Front)**

Carpet flooring, plastered walls and ceiling, Upvc window facing front aspect.  
Central ceiling light fitting. Radiator to front wall.

### **Bedroom 3 (Front)**

Carpet flooring, plastered walls and ceiling, Upvc window facing front aspect.  
Central ceiling light fitting. Radiator to front wall.

### **EXTERNAL**

#### **Rear Garden**

Rear garden containing laid to lawn area, rear access and outbuilding.

#### **Council Tax Band**

A

### **EPC Rating**

E

### **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 free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [fsteam@petermorgan.net](mailto:fsteam@petermorgan.net) (fees will apply on completion of the mortgage)

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

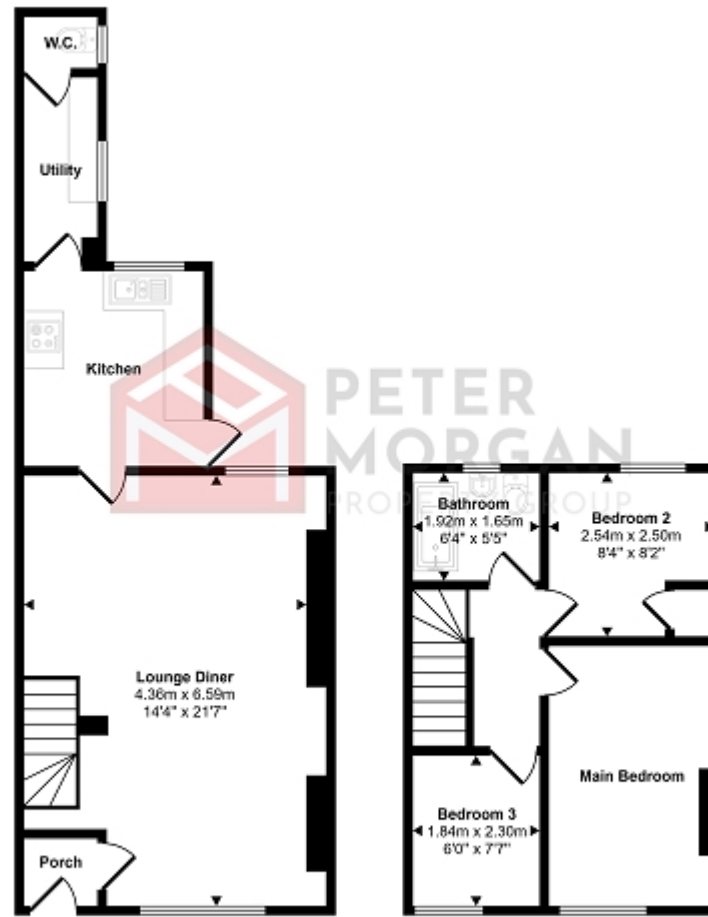
**Current council tax banding** A

**Current heating type** Combi

**Tenure** Freehold




Approx Gross Internal Area  
74 sq m / 801 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft

First Floor  
Approx 30 sq m / 327 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 350.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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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

