

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



11 Garnwen Terrace, Maesteg, Bridgend. CF34 0ET



Offers Over £125,000

Main Features

- Two Bedrooms
- Immaculately Presented
- Newly Refurbished
- Great Central Location
- Good Sized Living/Dining Space
- Large Kitchen Area
- EPC Rating- C
- Council Tax Band - B

General Information

An immaculately presented Two Bedroom property has become available in the Nantyllyllon Area of Maesteg. The property is within walking distance to the Town Centre, the main public transport links and the local supermarkets. This central location property is an ideal property for a first time buyer or an investor looking for a limited work rental property. The property consists of entrance hallway, large living room/diner and great sized kitchen to the ground floor and two bedroom and family bathroom to the first floor. The exterior of the property benefits from rear access, with three tiered paved areas and small courtyard. The Maesteg area is well known for its wonderful historic buildings throughout the town with the Town Hall being the cultural heartbeat of the Llynfi Valley for almost 140 years, this building is currently under going a multi-million pound renovation project. Once complete this will provide new opportunities and facilities to the local community and future generations and is a great time to invest in the Maesteg Area.

GROUND FLOOR

Entrance

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

Lounge

Upvc double glazed window to the front and rear aspect, laminate flooring. Coving. Light fitting x 2 to central ceiling. Part Wood Part Glass panel door leading to

Kitchen

Generous size 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 with modern dual spout spring pull tap. Integrated induction hob and electric oven, chrome cooker chimney hood, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, ample space for large table and chairs, coved and plastered ceiling, ceiling light fitting, two uPVC windows one to the side and one to the rear, one double radiator, doorway leading to under stair storage. uPVC fully obscured glazed door leading to the rear garden.

FIRST FLOOR

Landing

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

Family Bathroom

Comprising of a white suite including a modern freestanding bath with shower cubicle with tile splashback, wash hand basin with built in vanity unit and a low level WC. A wall mounted chrome heated towel rail. Part tiled walls and vinyl flooring. Spot lighting to ceiling. A frosted uPVC double glazed window.

Bedroom One (Front)

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

Bedroom Two (Front)

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

EXTERNAL

Rear Garden

South facing rear garden with a small courtyard leading to three tiered paved sections with a gate giving rear lane access.

INFORMATION

EPC Rating

C

Council Tax Band

B

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

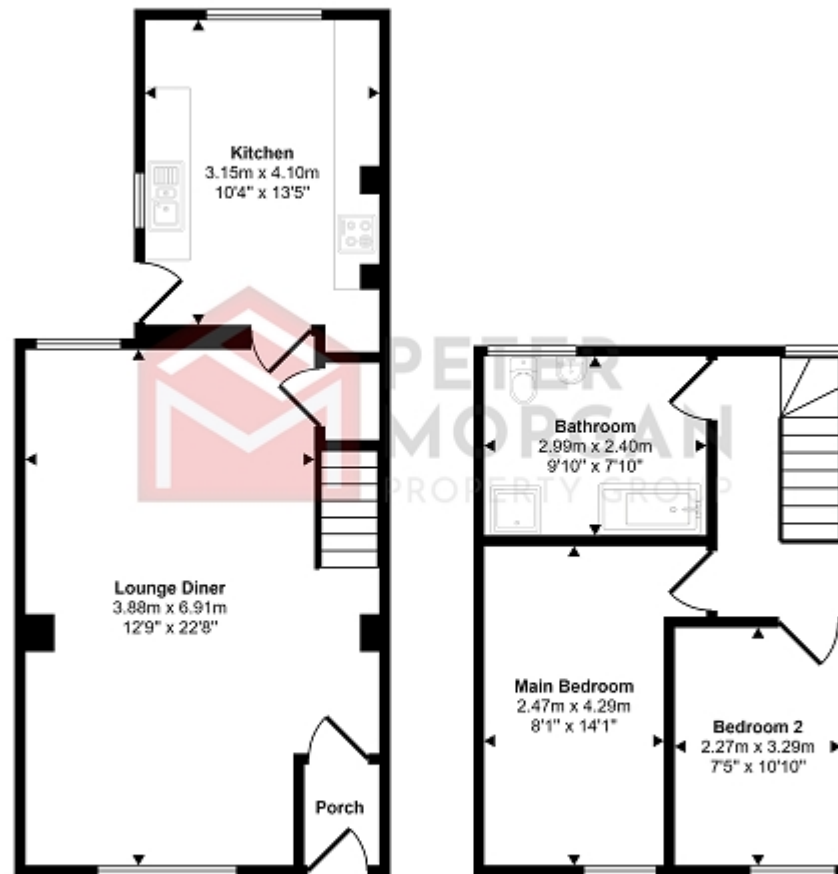
Current council tax banding B

Current heating type Combi

Tenure Freehold




Approx Gross Internal Area
80 sq m / 864 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 33 sq m / 360 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		87
(69-80) C	69	
(55-68) D		
(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.

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

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

www.petermorgan.net
03300 563 555

