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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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# 10 Hearts Of Oak Cottages, Caerau, Maesteg, Bridgend. CF34 0TU



**£60,000**



## Main Features

- Two Bedroom Property
- Two reception Rooms
- Large Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Ideal Investment Opportunity
- EPC Rating - D
- Council Tax Band - A

## General Information

Peter Morgan Property Group pleased to offer to the market this pleasant two bedroom terraced property in a quiet area of Nantyllyllon. Due to the square footage of this property it has potential to convert to a three bedroom home. Conveniently located for access to local schools, shops and public transport links. The accommodation briefly comprises a hallway, two reception rooms and a kitchenette to the ground floor. The first floor comprises of a landing area, two bedrooms and a large bathroom. This property is in need of refurbishment and would make an ideal investment.

## GROUND FLOOR

### Hallway

Entrance via a uPVC double glazed door, textured ceiling, wood panelled walls, fitted carpet, radiator, carpeted stairs to first floor and two doors off:-

### Reception Room One

(10' 10" x 8' 8") or (3.30m x 2.64m)

Textured ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to front.

### Reception Room Two

(16' 10" x 13' 4") or (5.13m x 4.07m)

Textured and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to rear and door to

## Kitchen

(8' 2" x 5' 9") or (2.50m x 1.74m)

Papered ceiling and walls, fitted carpet, a range of base units with a stainless steel sink and drainer unit, uPVC double glazed window to side and uPVC double glazed door to rear.

## FIRST FLOOR

### Landing

Textured ceiling with loft access, skimmed walls, fitted carpet and three doors off

### Bedroom 1

(13' 10" x 9' 9") or (4.21m x 2.97m)

Textured ceiling, papered walls, fitted carpet and two uPVC double glazed windows to front.

### Bedroom 2

(7' 4" x 12' 5") or (2.23m x 3.79m)

Textured ceiling, papered walls, fitted carpet and window to rear

### Family Bathroom

(9' 6" x 9' 7") or (2.90m x 2.92m)

Textured ceiling, papered walls, fitted carpet, a three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin, wall mounted gas combination boiler and window to rear.

## EXTERNAL

### Rear Garden

Area laid to concrete, steps lead up to large area laid to lawn with a selection of mature plants and shrubs, bordered with wood panelled fencing and wooden gate offering rear lane access.

## INFORMATION

### 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

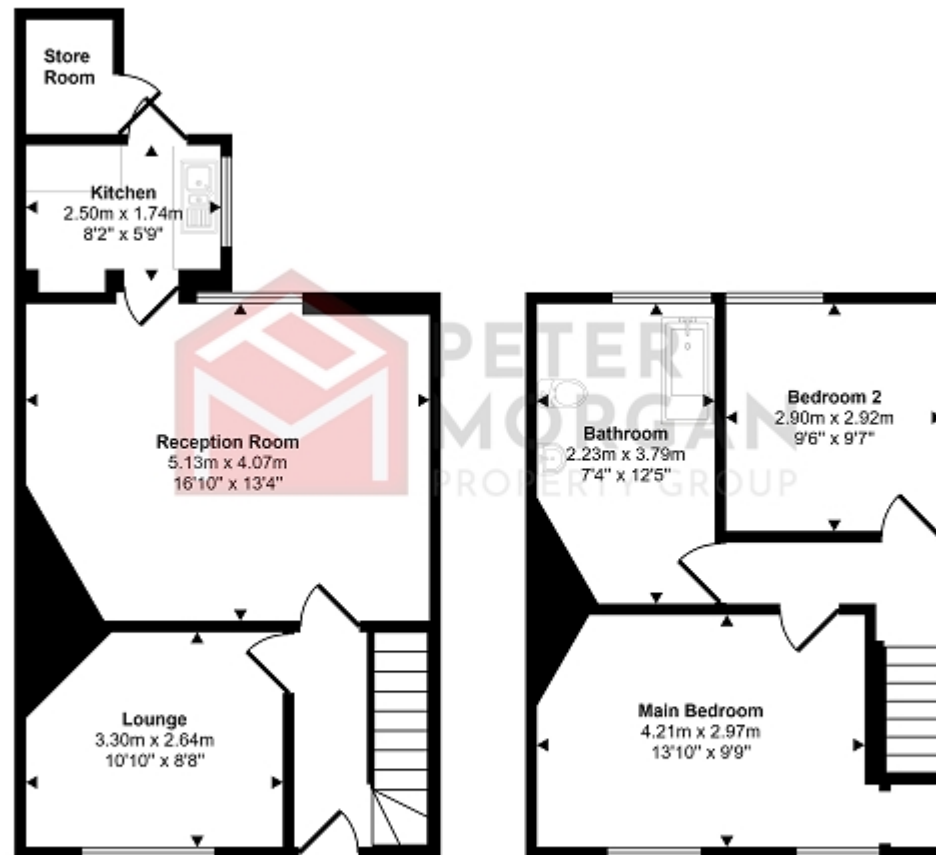
**Current heating type** Combi

**Tenure** Freehold





Approx Gross Internal Area  
80 sq m / 861 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft

First Floor  
Approx 37 sq m / 394 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.



# 10 Hearts Of Oak Cottages, Caerau, Maesteg, Bridgend. CF34 OTU

| 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>                                   | 61                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (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.

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