

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



174 Bridgend Road, Maesteg, Bridgend. CF34 0NB



**£115,000**

## Main Features

- Two bed mid terrace
- Open Plan Lounge/Diner
- Three piece bathroom suite
- Gas central heating
- Upvc Throughout
- Enclosed rear garden
- Ideal FTB or Investment
- EPC Rating- D
- Council Tax Band - B

## General Information

An immaculately presented mid terrace property situated near local train and bus routes, shop and Celtic park and playing fields. The accommodation briefly comprises of entrance porch, lounge, inner hallway leading to the bathroom and kitchen, first floor landing and two double bedrooms. The property has gas central heating and uPVC double glazing. Garden to the rear with patio and lawned area. Internal viewing recommended. Ideal first purchase or investment property.

## GROUND FLOOR

### Porch

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

### Open Plan Lounge/ Dining Room

Reception room One. Upvc double glazed window to the front aspect, laminate flooring and under sill radiator. Coving. Two alcoves to the main wall. Feature electric fireplace. 2 x ceiling light fittings. Part Wood Part Glass panel door leading to

## Kitchen

Generous size fitted kitchen with a range of base and wall units in with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, induction hob and electric oven, chrome cooker hood, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, ample space for breakfast bar, coved and artex ceiling, spotlighting, uPVC window to the rear with open aspect views to the rear, one double radiator, uPVC glaze door leading to rear garden.

## Inner Hall

Wood panel door leading to inner hallway and bathroom. Tile flooring, plastered walls, plastered ceiling, wood panel door leading to

## Bathroom

Comprising of a white suite including a modern bath with shower over, and glass folding shower screen, freestanding wash hand basin and a low level WC. Ceiling velux window. Floor to ceiling tiled walls and tile flooring.

## FIRST FLOOR

### Landing

Carpet flooring, wooden balustrade with doors leading off to bedrooms.

### Bedroom 1 (Front)

Good sized main bedroom, comprising of laminate flooring, 2 x uPVC Double glazing windows. Wall mounted radiator.

### Bedroom 2 (Rear)

Good sized second bedroom, comprising of laminate flooring, uPVC Double glazing, wood panel door containing combination boiler and storage. Wall mounted radiator.

## EXTERIOR

### **Rear Garden**

Enclosed rear garden, paved patio area leading to paved footpath and laid to lawn area with wooden gazebo which will remain.

### **INFORMATION**

#### **EPC Rating**

D

#### **Council Tax Band**

B

### **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](mailto:pmfinancial@petermorgan.net) (fees will apply on completion of the mortgage)

### **Viewings**

Strictly By Appointment Only

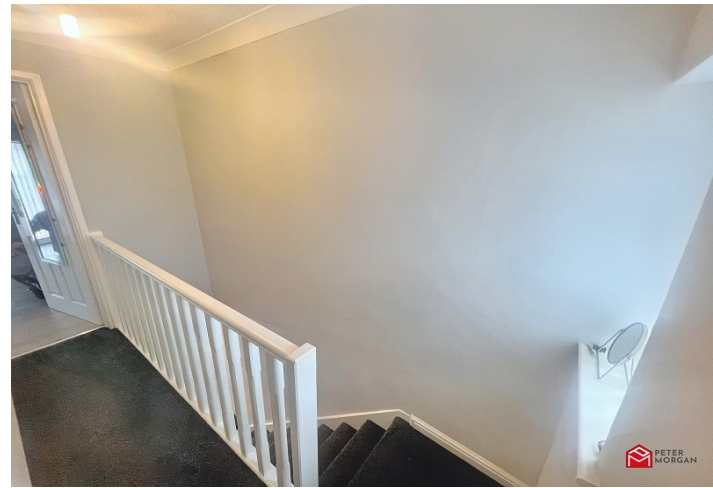
### **Utilities**

Mains electricity, mains water, mains drainage, mains gas

**Current council tax banding** B

**Current heating type** Combi

**Tenure** Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(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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