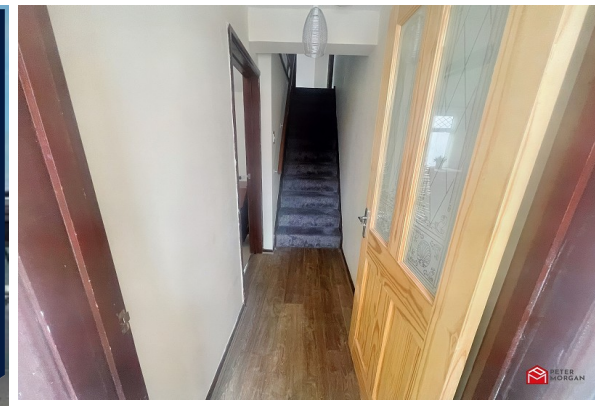


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



7 Margam Street, Maesteg, Bridgend. CF34 0TH



**£115,000**

## Main Features

- Mid Terrace ER=D
- Spacious Lounge
- Kitchen/Diner
- Two Bedrooms
- Enclosed Rear Garden
- No Chain
- Need A Mortgage? We Can Help!

## General Information

Ideal First Purchase! A mid terraced property situated on Margam Street, Maesteg. The property offers; entrance porch, hallway, a spacious lounge with high ceilings offering plenty of natural light, kitchen/diner to the ground floor. To the first floor, Two spacious bedrooms and family bathroom. Externally, the property offers an enclosed rear garden. Located just a short drive from Maesteg town centre with all its local shops and amenities, its also within radius of the local fire station. The property is in good condition throughout, however does need modernising. Viewing is highly recommended.

## GROUND FLOOR

### Entrance Porch

(4' 3" x 2' 11") or (1.29m x 0.90m)

Entrance via part glazed PVC door, laminate flooring, door leading to.

### Hallway

(6' 6" x 3' 0") or (1.97m x 0.92m)

Staircase, wall mounted electric meter, laminate flooring, door leading to.

### Lounge

(20' 7" x 13' 8") or (6.27m x 4.17m)

Window to front and rear elevation, gas fire with hearth and surround, radiator x2, newly fitted carpet, door leading to.

### Kitchen/Diner

(11' 6" x 10' 7") or (3.50m x 3.22m)

Window to side aspect, newly fitted wall mounted boiler, range of wall/base fitted units, plumbing for washing machine, under stairs storage, radiator, vinyl flooring, part glazed PVC door to exit.

## FIRST FLOOR

### Landing

Entrance to loft, fitted carpet, doors leading to.

### Bedroom One

(12' 6" x 16' 5") or (3.82m x 5.01m)

Window to front elevation x2, radiator, fitted carpet.

### Bedroom Two

(13' 3" x 10' 8") or (4.04m x 3.25m)

Window to side aspect, entrance to loft, radiator, fitted carpet.

### Bathroom

(7' 9" x 10' 6") or (2.35m x 3.19m)

Frosted window to rear elevation, corner shower cubicle, hand basin, close coupled WC, tiled splash back, radiator, vinyl flooring.

## EXTERNAL

### Gardens

Enclosed rear garden with paved area and graveled section, footpath leading to gate giving rear access.

## INFORMATION

## **Mortgage Advice**

For a free no obligation mortgage review, please contact us on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

## **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** Gas

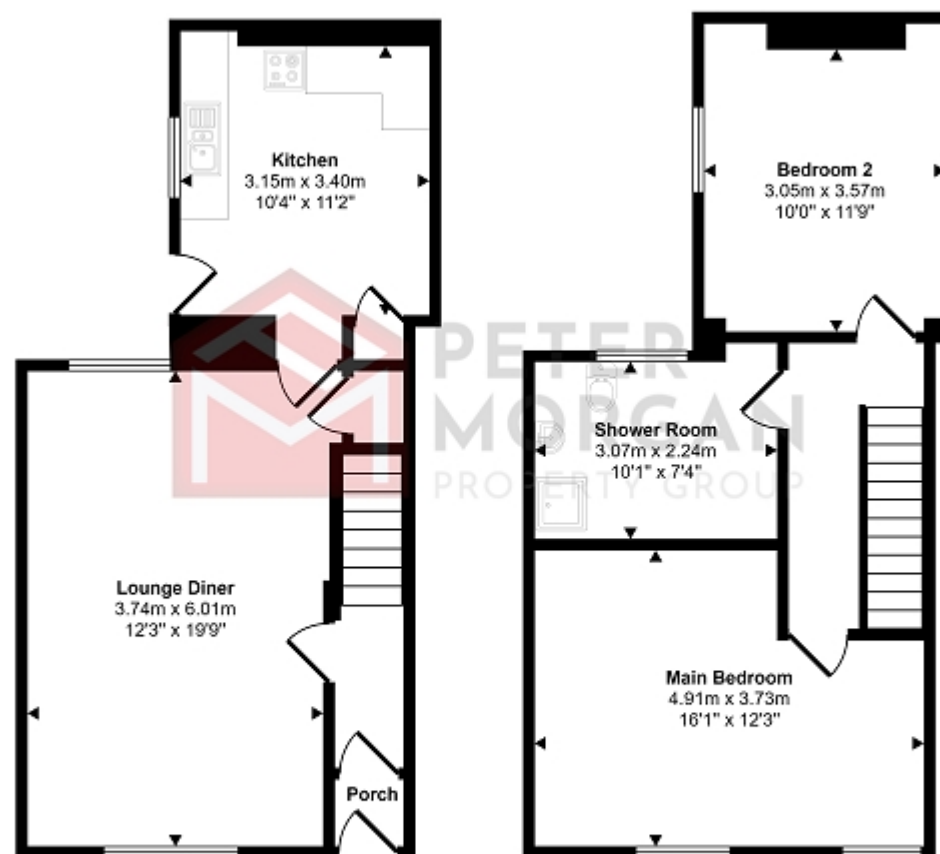
**Tenure** Freehold








Approx Gross Internal Area  
85 sq m / 913 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft

First Floor  
Approx 43 sq m / 462 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+) <b>A</b>		
(81-91) <b>B</b>		85
(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.

### 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](http://www.petermorgan.net)  
03300 563 555

