

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



43 Treharne Road, Maesteg, Bridgend. CF34 OPS

**£75,000**



PETER MORGAN



## Main Features

- Larger Than Average Terraced Property
- Situated in a Semi-Rural Location
- Great Investment Opportunity
- Three Bedrooms
- Refurbishment Required
- EPC - E
- Council Tax Band - B

## General Information

A great sized three bedroom mid terrace property situated a semi-rural location, close to local shops, public transport routes, Caerau Primary School and within easy access of Maesteg Town Centre and junction 36 of the M4.

The accommodation comprise of entrance porch, hallway, lounge, kitchen/diner, inner hallway leading to a downstairs bathroom, first floor landing, three bedrooms. The property has uPVC double glazing throughout and gas central heating. Garden to the rear in need of attention, rear lane access. Views to the rear.

The property is in need of refurbishment and modernisation throughout and is offered for sale with no chain.

Ideal investment.

## GROUND FLOOR

### Porch

PVC entrance door. Glass panelled door into hallway.

### Hallway

Staircase to first floor landing, radiator, door leading to lounge, and kitchen/diner.

### Lounge

(20' 7" x 10' 5") or (6.28m x 3.18m)

uPVC double glazed window to front, single pane window to the rear. 2 x radiator. Plastered ceiling and walls. Central ceiling light fittings with feature ceiling roses.

### Kitchen / Dining Area

(16' 10" x 10' 8") or (5.14m x 3.26m)

uPVC double glazed window to side, wall and base units, sink unit, radiator, door to inner hall.

### Inner Hallway

### Family Bathroom

(10' 2" x 8' 4") or (3.11m x 2.53m)

Assisted shower cubicle, wash hand basin with vanity unit, radiator, wooden door containing storage and combi boiler. uPVC double glazed window to rear

## FIRST FLOOR

### Landing

Wooden balustrade. Upvc window. Attic access. doorways leading off to all three bedrooms.

### Bedroom 1

(12' 2" x 9' 5") or (3.72m x 2.86m)

uPVC double glazed windows to rear, radiator. Central ceiling light fitting.

### Bedroom 2 (Front)

(11' 0" x 8' 4") or (3.35m x 2.53m)

uPVC double glazed windows to front, radiator. Central ceiling light fitting.

### Bedroom 3 (Front)

(6' 9" x 9' 2") or (2.07m x 2.79m)

uPVC double glazed windows to front, radiator. Central ceiling light fitting.

### EXTERNAL

#### Front Yard

Small courtyard will block built wall and wrought iron railings.

#### Rear Garden

Enclosed garden to rear with steps leading paved area, in need of attention

### INFORMATION

#### EPC Rating

E

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

#### Viewings

Strictly By Appointment Only

#### Utilities

#### Current council tax banding

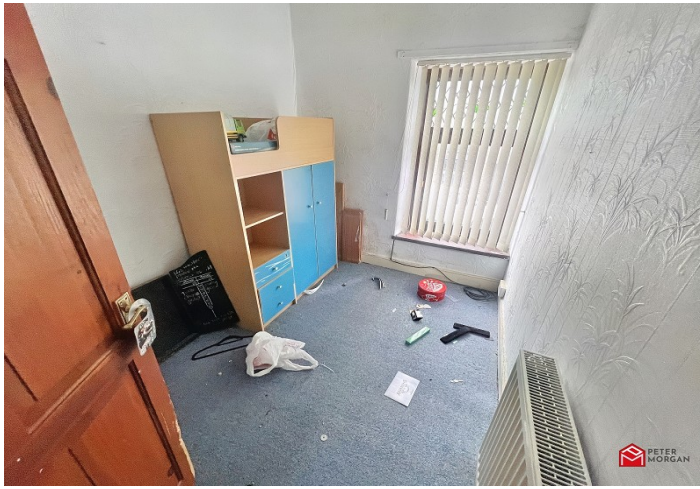
B

#### Current heating type

Combi

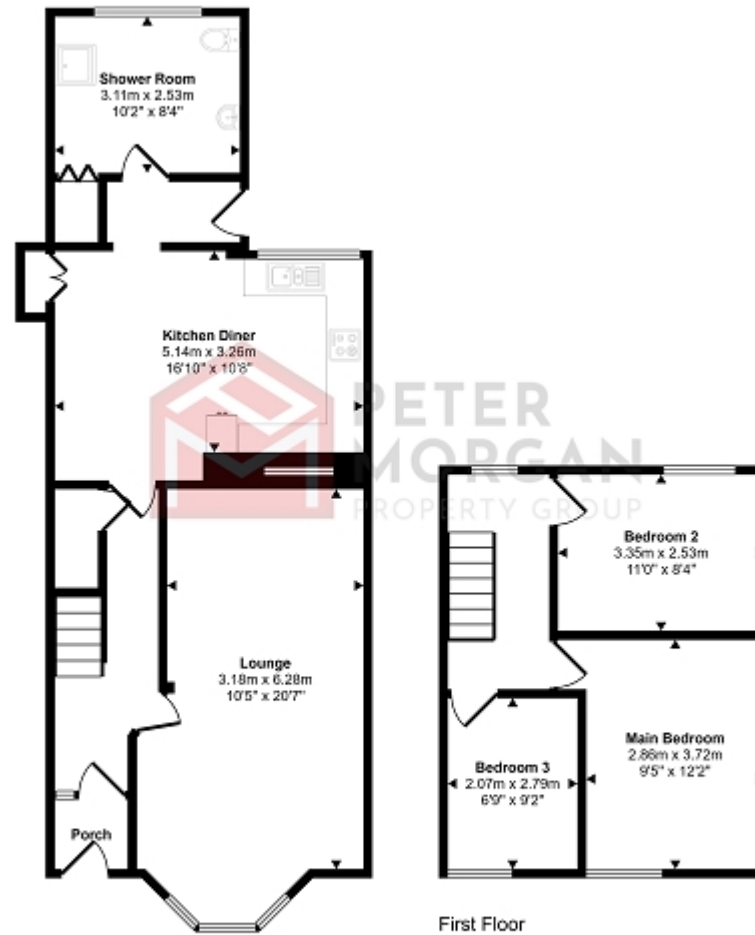
#### Tenure

Freehold






Approx Gross Internal Area  
98 sq m / 1055 sq ft



Ground Floor  
Approx 65 sq m / 702 sq ft

First Floor  
Approx 33 sq m / 353 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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 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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# PETER MORGAN

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