

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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111 Tudor Estate, Maesteg, Bridgend. CF34 0SP



£90,000

Main Features

- Semi-Detached Property
- Three Bedroom
- Popular Location
- Ex-Local Authority Property
- Recently Refurbished
- Potential Investment
- Council Tax Band - A
- EPC Rating - C

General Information

Three bedroom semi detached property situated in a popular estate of Caerau, the property comprising of a good size lounge, kitchen/diner, storage room and separate w.c to the first floor with Three bedrooms and family bathroom to the basement level. This property offers lots of storage space, and also offers a good size front and side garden. Potential investment or first time buyer property. Viewing highly recommended.

GROUND FLOOR

Inner Hallway

Entrance via upvc double glazed door. Emulsion Ceiling. Light fitment. Emulsioned walls. tiled flooring. Six panelled wooden door leading to Storage room.

Storage Room

(4' 2" x 6' 2") or (1.26m x 1.88m)

Upvc window. Emulsion ceiling. Light fitment. Shelving. Ceramic tiled flooring

W.C.

Entrance via six panelled wood door. Emulsioned ceiling. Upvc double glazed window to the rear. Two piece suit in white comprising of Hand basin and W.C. Part tile walls and flooring

Hall

Laminate flooring with staircase to first floor. wall mounted radiator. Wooden panel doors leading of to multiple rooms.

Kitchen / Dining Room

(16' 7" x 8' 4") or (5.05m x 2.54m)

2 x Light fitments. Part tiled part emulsioned walls. Upvc double glazed window to the front. Upvc obscured glazed door with side window. Range of wall and base units. Integrated electric oven, hob and extractor hood. Stainless steel sink and drainer with chrome taps. Space for washing machine, fridge and freezer. Tile flooring. Wall Mounted radiator.

Lounge

(10' 2" x 15' 0") or (3.10m x 4.57m)

Plastered ceiling. light fitment. Emulsioned walls. Upvc double glazed windows to the front. Wall mounted radiator. Laminate flooring.

FIRST FLOOR

Landing

Carpet flooring with wooden balustrade. Wooden panel doors leading off to multiple rooms.

Storage Cupboard

Emulsion ceiling. Light fitment. Housing boiler system. Laminate flooring

Bedroom 1

(8' 7" x 15' 0") or (2.61m x 4.57m)

Emulsioned ceiling. Light fitment. Emulsioned walls. Upvc double glazed window. Radiator. Doorway leading to storage space with additional radiator. Laminate flooring.

Bedroom 2

(5' 11" x 8' 8") or (1.81m x 2.64m)

Emulsioned ceiling. Light fitment. Emulsioned walls. Upvc double glazed window. Radiator. Laminate flooring. Wood panelled door leading to storage cupboard.

Bedroom 3

(9' 4" x 8' 10") or (2.84m x 2.68m)

Emulsioned ceiling. Light fitment. Emulsioned walls. Upvc double glazed window. Radiator. Vinyl flooring.

Family Bathroom

(5' 6" x 5' 8") or (1.67m x 1.72m)

Enclosed light fitment. Tiled walls. Three piece suite in white comprising of hand basin, bath and low level W.C. Radiator. Vinyl flooring. uPVC obscured glazed window.

EXTERNALLY

Front Garden

Gated access leading to concrete courtyard with laid to lawn area and surrounding Concrete wall.

Rear Garden

Access via side courtyard and kitchen. Enclosed front garden. Wooden fencing. Laid to lawn and paved area.

INFORMATION

EPC Rating

TBC

Council Tax Band

A

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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

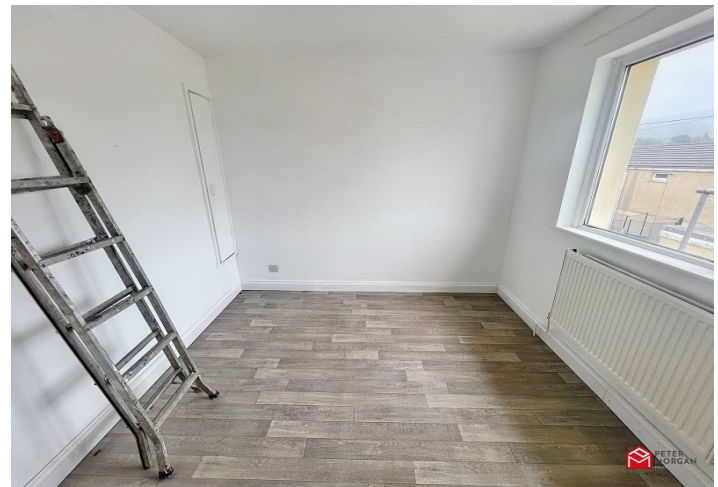
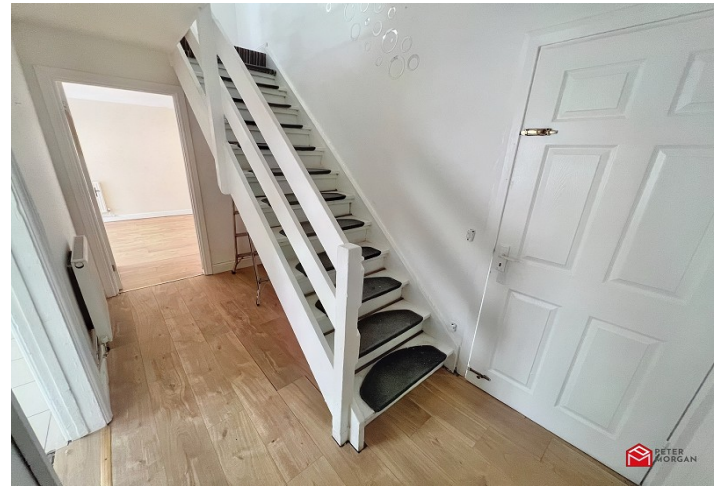
Utilities

Mains electricity, mains water, mains gas, mains drainage

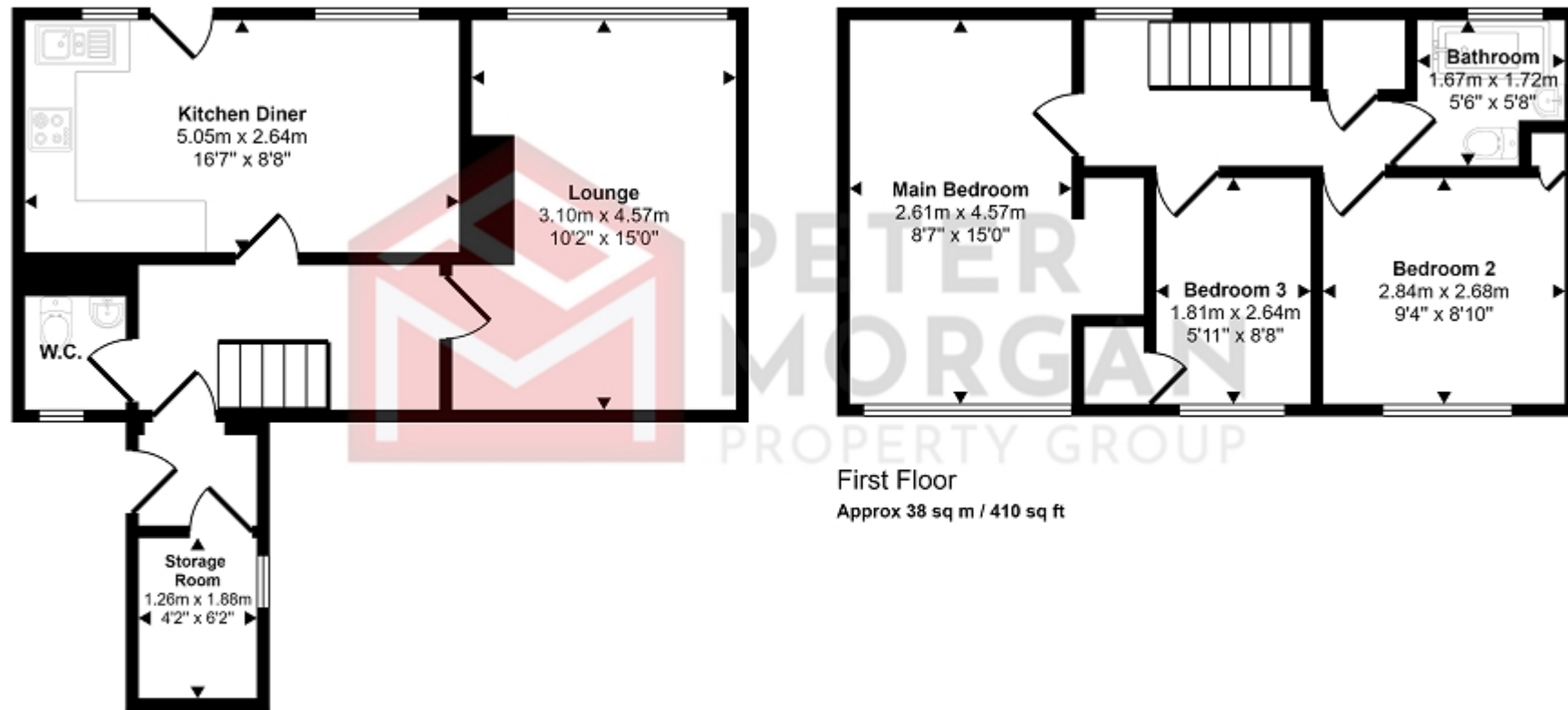
Current council tax banding A

Current heating type Combi

Tenure Not Specified




Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 38 sq m / 410 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		88
(69-80) C	74	
(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.

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