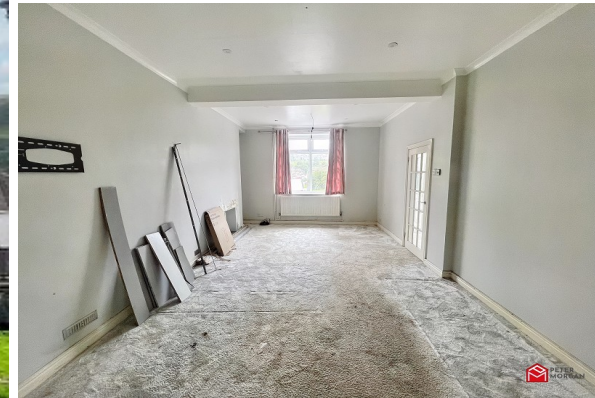


THE GUILD
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SALES
GOLD WINNER

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2 Wesley Street, Maesteg, Bridgend. CF34 0PY



PETER MORGAN

£115,000

Main Features

- Three Bedroom Property
- Newly Refurbished
- Convenient Location
- Large Living Space
- Newly Fitted Kitchen
- Council Tax Band - B
- EPC Rating - D

General Information

A three bed mid terrace property situated in a convenient location and close to all local amenities, public transport route, local shops, post office, surgery, chemist and within walking distance of Caerau Primary School.

The accommodation briefly comprises of entrance porch, hallway, lounge, kitchen, utility room, w.c., first floor landing, bathroom and three bedrooms. Garden to the rear in need of attention. The property has uPVC double glazing and combi gas central heating.

Views to the front, ideal first time purchase or potential buy to let investment. The property is being offered for sale with no chain.

GROUND FLOOR

Porch

Entrance via uPVC door. Carpet flooring, door to hallway.

Hallway

Carpet, staircase to first floor landing, radiator, plastered ceiling, door to lounge.

Lounge

uPVC double glazed window to the front, carpet, fire surround with gas fire, understairs storage cupboard, two radiators, plastered and coved ceiling, door leading to the kitchen.

Kitchen

Two uPVC double glazed window to the rear, a range of fitted wall mounted and base units, oven and hob, stainless steel sink unit, radiator, plastered ceiling, door leading to the utility room.

Utility Room

uPVC double glazed window to the side, uPVC double door to the rear, radiator, plumbed for automatic washing machine, counter top, wall mounted combi gas central heating boiler, door to wc.

W.C.

uPVC double glazed window to the rear, wc and wash hand basin.

FIRST FLOOR

Landing

Carpet, attic entrance, door leading to three bedrooms and bathroom.

Bedroom 1

uPVC double glazed window to rear, carpet, radiator, plastered ceiling.

Bedroom 2

uPVC double glazed window to the front, carpet flooring, radiator, plastered ceiling.

Bedroom 3

uPVC double glazed window to the front, carpet flooring, radiator, plastered ceiling.

Family Bath & Shower Room

Frosted uPVC double glazed window to the rear, bath, wc, wash hand basin and walk-in shower, radiator, plastered and coved ceiling.

EXTERIOR

Rear Garden

Small paved courtyard and extended garden in need of attention.

INFORMATION

EPC Rating

D

Council Tax Band

B

Mortgage Advice

PM Financial is the mortgage partner in 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 B


Current heating type Combi

Tenure (To be confirmed) Freehold





2 Wesley Street, Maesteg, Bridgend. CF34 OPY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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.

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.



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

