

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



39 Station Street, Maesteg, Bridgend. CF34 9AL



£120,000 Offers Invited

Main Features

- Double Fronted Property
- Newly Fitted Kitchen
- Newly Fitted Boiler
- Two Reception Rooms
- Walking Distance to the Town Center
- Council Tax Band - C
- EPC - D

General Information

Peter Morgan Property Group are pleased to offer for sale this Double Fronted, Two Bedroom, Two Reception Room Mid Terraced Property For Sale, within walking distance of Maesteg Town Centre and all its amenities. The property comprises Porch Entrance, Two Reception Rooms, Newly Fitted Kitchen to the Ground Floor with rear paved courtyard to rear, rear gate access to communal green area and newly erected fencing. . Large Landing area and a generous sized bedroom which has the space to be converted into Two bedrooms, a separate additional Bedroom and a large Four piece family bathroom to the First Floor. The property further benefits from Gas Central Heating, Upvc Double Glazing. Internal viewing highly recommended.

GROUND FLOOR

Porch

Hallway Upvc panelled front door, tile flooring, light fitting to ceiling aspect, glass panel window with wood panel door leading to

Reception Room

(13' 8" x 9' 5") or (4.16m x 2.88m)

Upvc window facing front aspect, plastered walls, laminate flooring, radiator to back wall, wood panel door leading to

Lounge

(18' 1" x 20' 10") or (5.50m x 6.36m)

Upvc double glazed window to the front aspect, laminate flooring and radiator. Covng. Plastered ceilings. Alcove to the main wall. 2 x light fitting. Staircase to first floor. Part Wood Part Glass panel door leading to

Kitchen

(9' 5" x 8' 6") or (2.87m x 2.58m)

Newly fitted quality fitted kitchen with a range of base and wall units in white high gloss with chrome fittings, complimentary work surface, stainless steel sink unit and drainer, chrome gas hob and electric oven, chrome chimney cooker hood, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and plastered ceiling, light fitment, uPVC window to the rear with open aspect views to the rear, one double radiator, uPVC fully obscured glazed door leading to rear garden.

FIRST FLOOR

Landing

Newly fitted carpet. Plastered walls. Ceiling light fitment, wooden balustrade. Cupboard containing storage. Wood panel doors leading off to multiple rooms.

Master Bedroom

(21' 2" x 15' 10") or (6.46m x 4.82m)

Larger than average bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator and fitted wardrobes.

Bedroom 2

(12' 6" x 7' 4") or (3.81m x 2.24m)

Single bedroom, comprising of carpet flooring, uPVC double glazing, plastered and neutral emulsioned walls and wall mounted radiator.

Family Bath & Shower Room

(12' 0" x 9' 10") or (3.65m x 2.99m)

Comprising of a white suite including a bath with double walk in shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, floor to ceiling tiles walls and vinyl flooring. Cupboard containing storage and newly fitted combination boiler.

EXTERNAL

Rear Garden

Paved courtyard to rear. Rear gate access to communal green area. Newly erected fencing.

INFORMATION

EPC Rating

TBC

Council Tax Band

C

Viewings

Strictly By Appointment Only

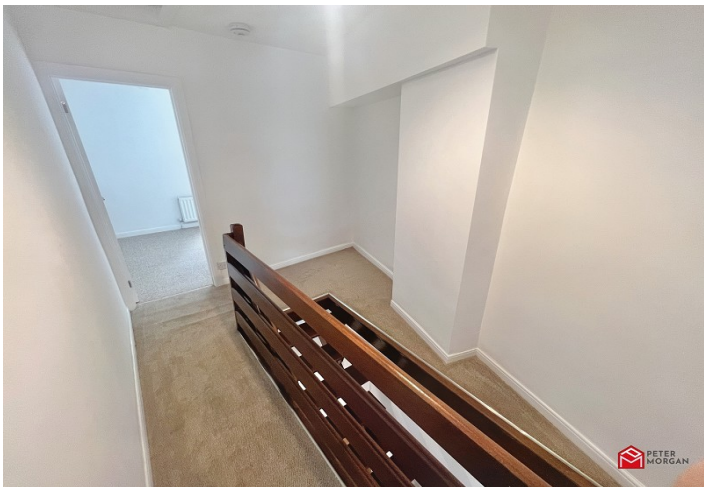
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

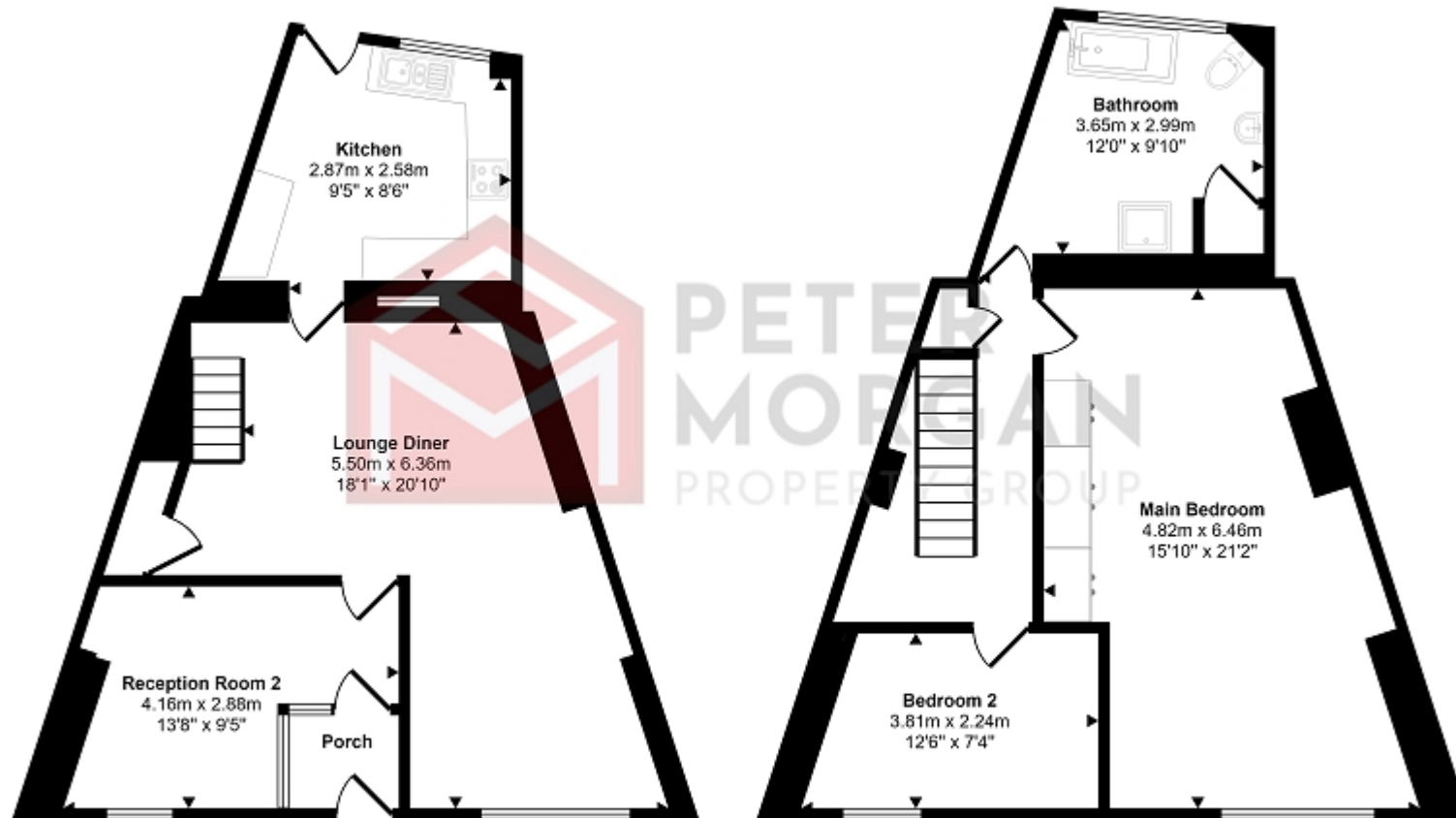
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
104 sq m / 1120 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft

First Floor
Approx 53 sq m / 571 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	86
(69-80)	C	
(55-68)	D	62
(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 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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