

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



47 Alma Road, Maesteg, Bridgend. CF34 9AN



£120,000

Main Features

- Double Fronted
- Three Bedroom
- Two Reception Rooms
- Larger Than Average Rear Garden
- Great Potential Property
- Central Location
- EPC Rating - E
- Council Tax Band - B

General Information

TRADITIONAL STONE BUILT TERRACED PROPERTY BUILT IN THE LATE 1800'S COMPRISES OF REAR LANE ACCESS ALLOWING FOR A MULTIPLE VEHICLE DRIVEWAY, LARGER THAN AVERAGE REAR GARDEN, TWO RECEPTION ROOMS, 3 DOUBLE AND MORE!!

Situated in a desirable location of Alma Road. Approximately 1 mile from town centre, convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff. The M4 is within 6 miles at Junction 36 at Sarn Services.

This traditional spacious home requires some modernisation and provides huge potential with accommodation comprising entrance hallway, lounge and reception room, kitchen, family bathroom and 3 bedrooms. The property benefits from uPVC double glazing a larger than average rear garden with the option to built with the relevant planning permission or convert to a driveway for multiple vehicles. Sold with vacant possession and no chain.

GROUND FLOOR

Hallway

Hallway Upvc panelled front door, carpet flooring, papered walls, artexed ceiling, wall mounted radiator, light fitting to ceiling aspect, Stair case to first floor. Doors leading to multiple rooms.

Lounge

(9' 3" x 8' 3") or (2.82m x 2.52m)

Reception room One. Upvc double glazed window to the front and rear aspect, carpeted flooring. Under sill radiators. Coving. Plastered ceilings. Alcove to the main wall with wall light. Electric fire place, wood surround mantle and marble effect hearth. light fitting to central ceiling.

Reception Room Two

(7' 3" x 14' 7") or (2.22m x 4.45m)

Reception room Two. Upvc double glazed window to the front aspect, carpeted flooring. Under sill radiator. Coving. Plastered ceilings. Wall mounted gas fire place to the main wall. Central ceiling light fitting.

Kitchen

(8' 6" x 8' 2") or (2.59m x 2.50m)

Quality fitted kitchen with a range of base and wall units, complimentary work surface, stainless steel sink unit and drainer, Freestanding gas cooker, splashback tiling, Viynl flooring, space for fridge/freezer, plumbed for automatic washing machine. Artex ceiling, central ceiling light fitment, uPVC windows one to the side and one to the rear with open aspect views to the rear, one radiator, uPVC fully obscured glazed door leading to the rear garden.

Bathroom

Comprising of a white suite including a wash hand basin and a low level WC. Louvre door cupboard containing storage and gas task. A frosted uPVC double glazed window to the rear, part tiled part wood panelled walls and vinyl flooring.

FIRST FLOOR

Landing

Carpet flooring, wooden balustrade. Upvc window looking out to rear garden. Doors leading off to multiple rooms.

Bedroom 1

(9' 7" x 15' 0") or (2.93m x 4.56m)

Good sized master bedroom, comprising of carpet flooring, uPVC double glazing, wall mounted radiator, central ceiling light fitting.

Bedroom 2

(13' 11" x 7' 5") or (4.24m x 2.27m)

Second bedroom, comprising of carpet flooring, uPVC double glazing, wall mounted radiator, central ceiling light fitting.

Bedroom 3

(7' 10" x 7' 1") or (2.38m x 2.16m)

Comprising of carpet flooring, uPVC double glazing, wall mounted radiator, central ceiling light fitting. Louvre door leading in.

EXTERNAL

Rear Garden

South facing rear garden with paved area, courtyard area, additional patio area, footpath leading to graveled section 2 x outbuildings, further paved area and laid to lawn section with galvanised gateway giving rear lane access.

INFORMATION

EPC Rating

TBC

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

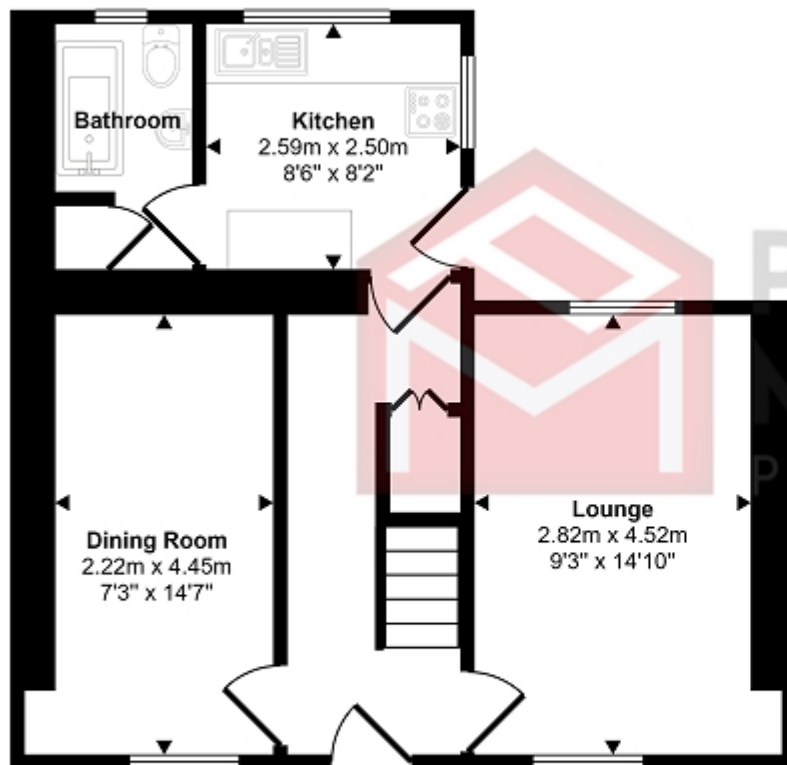
Current heating type Gas Tank

Tenure (To be confirmed) Freehold

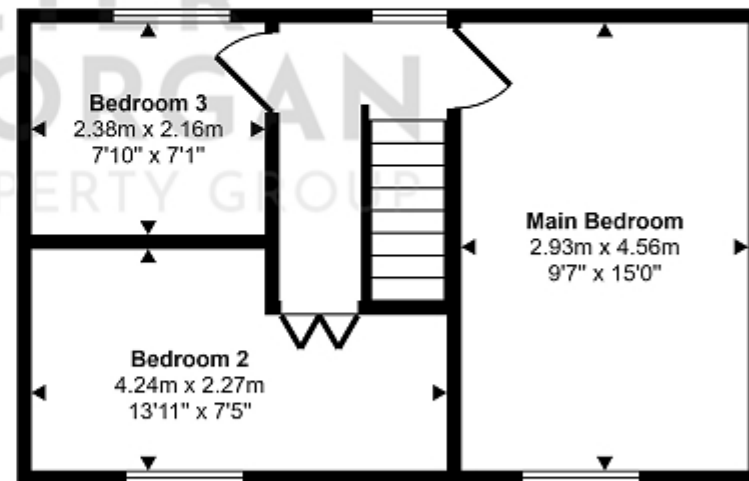




Approx Gross Internal Area
81 sq m / 872 sq ft




Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 33 sq m / 360 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		
(55-68) D		
(39-54) E	53	
(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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