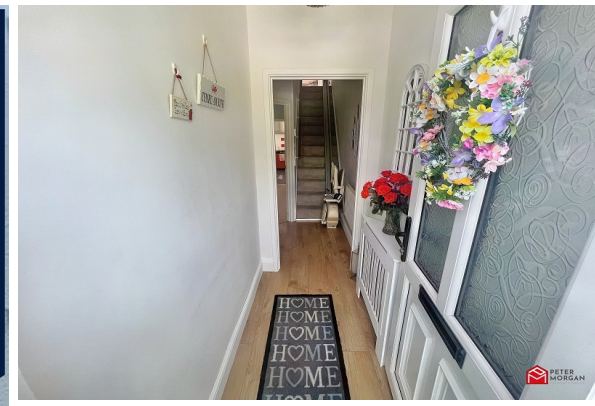


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Llynfi Road, Maesteg, Bridgend. CF34 9DS



Offers Over £145,000

Main Features

- Great Central Location
- Large Living Space
- Three Double Bedrooms
- Rear Lane Access
- Walking Distance to Local Amenities
- Secured Outbuilding
- Council Tax Band - B
- EPC Rating - D

General Information

TRADITIONAL BRICK BUILT TERRACED PROPERTY WITH REAR LANE ACCESS LARGER THAN AVERAGE LIVING/DINING AREA, 3 DOUBLE BEDROOMS AND MORE!!

Situated in a desirable location in Maesteg. The property is located just out of the town centre away from the hustle and bustle but close enough for convenience, local shops, schools, Golf Club, bus and rail links to Cardiff. The M4 is within 6 miles at Junction 36 at Sarn Services.

This traditional spacious home has been refurbished within the recent years a great opportunity for a first time buyer or potential investment for a purchasers looking to grow their portfolio with minimum work. The property accommodation comprising entrance hallway, lounge/diner, kitchen, family bathroom and 3 double bedrooms. The property benefits from uPVC double glazing and gas central heating. Sold with no chain.

GROUND FLOOR

Entrance Hallway

Hallway Upvc panelled front door, Laminate flooring, plastered walls, wall mounted radiator, light fitting to ceiling aspect, staircase leading to first floor. Wood panel door leading to

Lounge/ Dining Area

(11' 7" x 20' 8") or (3.53m x 6.30m)

Living/ Diner area. Upvc double glazed window to the front, Upvc door leading to rear garden. Laminate flooring. Radiator to front and back wall. Coving. Artexed ceilings. Alcoves to the main wall. 2 x light fittings to ceiling. Wood panel door leading to

Kitchen

(10' 6" x 12' 8") or (3.21m x 3.87m)

Generous size quality fitted kitchen with a range of base and wall units with complimentary wood work surface, stainless steel sink unit and drainer, 5 ring gas range cooker, chrome cooker hood, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer and dishwasher, coved and artex ceiling, light fitting to central ceiling, uPVC windows to the side one double radiator, wood panel door leading to

Rear Entrance Hall

(10' 4" x 3' 8") or (3.16m x 1.13m)

Rear hallway, Upvc panelled front door, tile flooring, plastered walls, wall mounted double radiator, light fitting to ceiling aspect, wood panel door leading to

Family Bath & Shower Room

(10' 4" x 6' 9") or (3.15m x 2.06m)

Comprising of a white suite including a bath with wall mounted hand shower fitment, vanity unit wash basin and a low level WC. Assisted walk in shower cubicle. Wall mounted chrome towel heater. A frosted uPVC double glazed window to the rear. Floor to ceiling tiles, panelled ceiling and vinyl flooring.

FIRST FLOOR

Landing

Carpeted stair case and landing area, wooden balustrade, plastered walls, wall mounted radiator. Doorways leading off to bedrooms.

Bedroom 1

(16' 2" x 9' 6") or (4.93m x 2.90m)

Good sized main bedroom, comprising of carpet flooring, 2 x uPVC Double glazed windows to the front, plastered and neutral emulsioned walls, wall mounted radiator, central ceiling light fitting.

Bedroom 2

(10' 6" x 11' 9") or (3.20m x 3.59m)

Good sized second bedroom, comprising of carpet flooring, uPVC Double glazed windows to the side, plastered and neutral emulsioned walls, wall mounted radiator, central ceiling light fitting.

Bedroom 3

(10' 5" x 11' 3") or (3.18m x 3.44m)

Good sized third bedroom, comprising of carpet flooring, uPVC Double glazed windows to the rear, plastered walls, wall mounted radiator, central ceiling light fitting.

EXTERNAL

Front Entrance

Steps leading to property with wrought iron railings and concealed courtyard.

Rear Garden

Rear garden leading from 2 exit points. Footpath leading to concreted seating area with ramp leading to secured block built outbuilding with uPVC door and window. uPVC rear door giving rear lane access.

Rear Outbuilding

(11' 4" x 9' 1") or (3.46m x 2.76m)

Secured block built outbuilding with Upvc door and windows with Perspex roof.

INFORMATION

EPC Rating

D

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

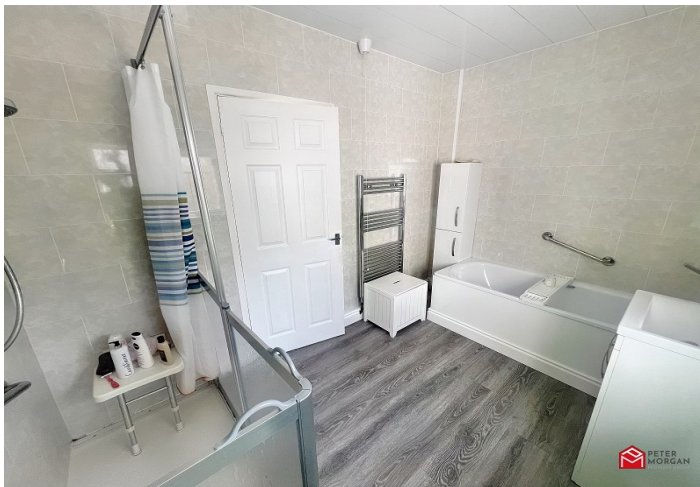
Utilities

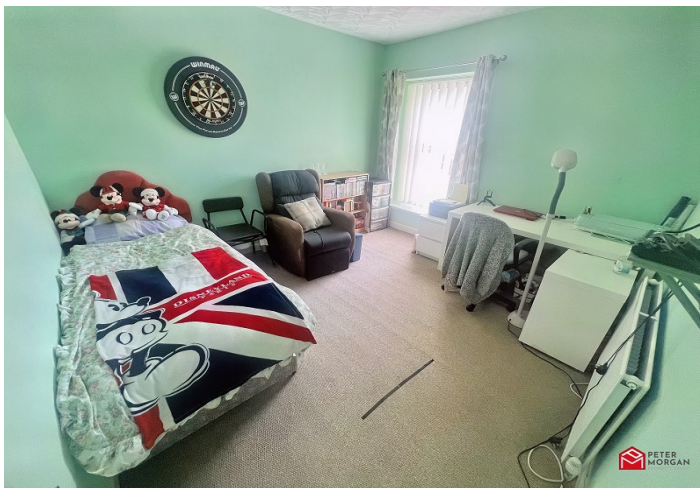
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

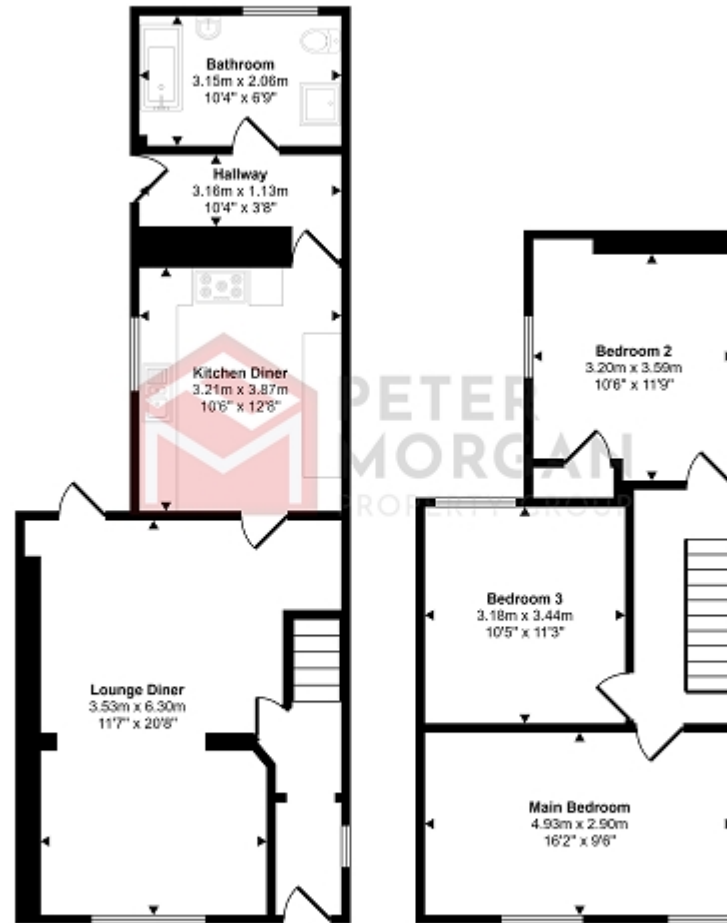
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
102 sq m / 1095 sq ft



Ground Floor
Approx 56 sq m / 605 sq ft

First Floor
Approx 46 sq m / 491 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		84
(69-80) C		
(55-68) D	68	
(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



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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

