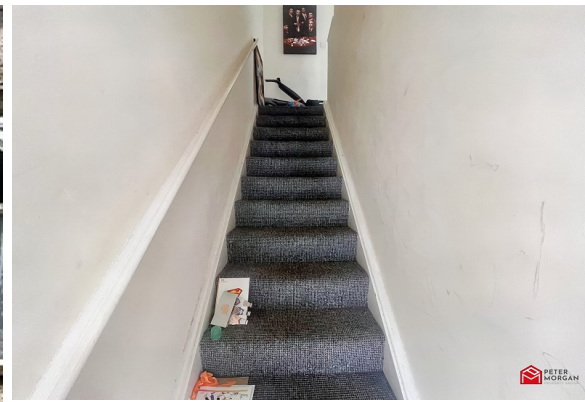


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2021  
WALES  
SALES  
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**34 Railway Terrace, Maesteg, Bridgend. CF34 0UE**



**£75,000**

## Main Features

- Two Bedroom Property
- Potential Investment Property
- Great First Purchase
- Convenient Village Location
- Enclosed Rear Garden
- Council Tax Band - A
- EPC Rating - C
- No Chain
- Selling Vacant Possession

## General Information

This potential buy to let is situated on Railway Terrace, Maesteg. The property offers; entrance porch, a lounge with a large window offering plenty of natural light. Kitchen over looking the rear garden. To the first floor, a family bathroom and two bedrooms. Externally, the property benefits from an enclosed rear garden. Located just a short drive from Maesteg centre, this is an ideal buy to let or first purchase and is being offered for sale with vacant possession and no chain. Viewing highly recommended.

## GROUND FLOOR

### Hallway

Hallway Upvc panelled front door, Laminate flooring, carpet staircase to first floor. Plastered walls, light fitting to ceiling aspect, wood panel door leading to

### Lounge

Upvc double glazed window to the front aspect, laminate flooring and undersill radiator. Coving. Artexed ceilings. Central ceiling light fitting. Wood panel door leading to

## Kitchen

Fitted kitchen with a range of base and wall units in pine wood with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, chrome gas hob and electric oven, chrome extractor fan, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, artex ceiling, ceiling light fitment, uPVC sliding patio doors leading to rear garden. uPVC window to the rear with open aspect views to the rear, one double radiator wall mounted to back wall.

## FIRST FLOOR

### Landing

Carpet flooring, doorways leading off to multiple rooms

### Bedroom 1

Good sized main bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator.

### Bedroom 2

Good sized second bedroom, comprising of carpet flooring, uPVC Double glazing, plastered and neutral emulsioned walls, wall mounted radiator.

### Bathroom

Comprising of a white suite including bath with hand shower fitting, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, part splashback tiled walls and vinyl flooring.

## EXTERIOR

### Rear Garden

Laid patio area leading to grassed section with block built surrounding wall.

## 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](mailto:fsteam@petermorgan.net) (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities


Mains electricity, mains gas, mains drainage, mains water

**Current council tax banding** A

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	92
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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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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