

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



10 Grove Street, Maesteg, Bridgend. CF34 0HY



£75,000

Main Features

- Freehold
- Potential Investment
- Great First Purchase
- Central Location
- Close to Local Amenities
- Sought after Location
- EPC Rating - D
- Council Tax Band - B
- Sold Vacant Possession
- No Chain

General Information

Potential first time buy/investment! Peter Morgan Property Group are pleased to offer this No Chain, Two Bedroom Mid Terraced Property situated in Nantyffyllon, with easy access to Maesteg town centre. Property comprises of Entrance Hall, Lounge/Diner, Kitchen, Bathroom and W.C to the Ground Floor. Landing and Two Bedrooms to the First Floor. The property benefits from combination gas boiler with a yearly service history, Upvc double glazing and Rear Garden. This property is in need of refurbishment and current tenant is vacating end of October. Property is being sold vacant possession with no chain.

GROUND FLOOR

Hallway

Lounge / Diner

(21' 7" x 10' 10") or (6.59m x 3.30m)

Kitchen

(8' 8" x 6' 11") or (2.64m x 2.10m)

Bathroom

(5' 7" x 5' 0") or (1.70m x 1.52m)

FIRST FLOOR

Landing

Bedroom 1 (Front)

(14' 1" x 9' 11") or (4.30m x 3.01m)

Bedroom 2 (Rear)

(9' 4" x 6' 11") or (2.84m x 2.10m)

EXTERNAL

Rear Garden

INFORMATION

EPC Rating

D

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)

Note

Room measurements are approximate.

Viewings


Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, mains drainage

Current council tax banding	B
Current heating type	Combi
Tenure (To be confirmed)	Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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.

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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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