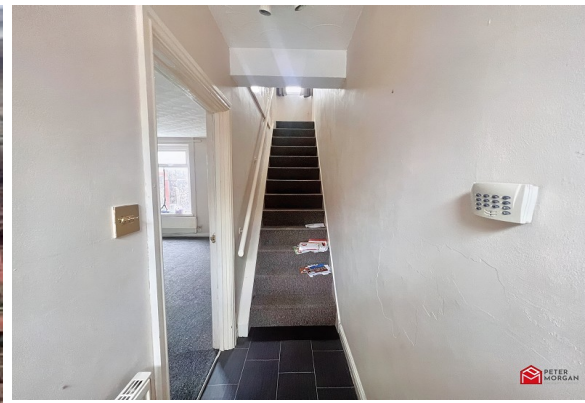


THE GUILD  
PROPERTY  
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2021  
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7 Blaencaerau Road, Maesteg, Bridgend. CF34 0PP



**Offers In Region Of £90,000**

## Main Features

- Freehold
- No Chain
- Ideal Potential Investment
- Great First Purchase
- Central Location
- Large Living Space
- EPC Rating - D
- Council Tax Band - A

## General Information

A Good size 3 bedroom end-terraced property offered for sale. Situated within close proximity to local shops, schools and transport links. The accommodation briefly comprises; entrance porch, entrance hall, lounge/ diner, kitchen, inner hallway, W.C and Bathroom to the ground floor. To the first floor there are 3 bedrooms. To the outside there is an enclosed low maintenance courtyard area with minimal steps leading to 2 tiered artificial lawn areas. The rear garden benefits from side access. This family home further benefits from gas central heating and upvc double glazing throughout. This is an ideal potential first time home or investment opportunity. Viewing is highly recommended, please call our Maesteg Peter Morgan office to arrange a viewing or email [maesteg@petermorgan.net](mailto:maesteg@petermorgan.net)

## GROUND FLOOR

### Hallway

Entrance via Upvc door. Artex ceiling, plastered walls. Vinyl flooring. Consumer board. Central ceiling light fitting. Wall mounted Radiator. Stairs to first floor. Wooden door leading to

### Lounge

(21' 1" x 12' 4") or (6.43m x 3.76m)

Carpet flooring. Artex ceiling. 2 x Symmetrical ceiling Light fitments. Plastered walls with papered main feature wall. Upvc window to front and rear with under sill radiators. Main wall fire surround with inset chimney breast . Wooden door containing under stair storage. Wooden door leading to

### Kitchen

(9' 9" x 8' 6") or (2.97m x 2.59m)

Vinyl flooring. Artex ceiling with loft hatch. Central ceiling light fitting. Plastered walls with tiled splash back. Upvc window to side. Range of wall and base units and with complimentary work surfaces. Integrated electric oven and hob. Composite sink and drainer unite with mixer tap. Wall mounted radiator. Wall mounted Baxi Combination boiler. Upvc door leading to rear garden. Wooden door leading to

### Inner Hallway

Vinyl Flooring. Artex ceiling. Plastered walls. Doorways leading to

### W.C.

Vinyl flooring. Artex ceiling. Central ceiling light fitting, plastered walls. Upvc window to side. Low level W.C. Wall mounted radiator.

### Bathroom

(4' 11" x 8' 6") or (1.49m x 2.59m)

Vinyl flooring. Plastered ceiling with central ceiling light fitting. Plastered walls with tiled splash back. Upvc obscured glazed window to rear. White bath with electric shower over and glass shower screen. White freestanding sink unit. Wall mounted radiator.

## FIRST FLOOR

### Landing

(11' 11" x 5' 8") or (3.63m x 1.73m)

Carpeted stair case and landing. Artex ceiling. Central ceiling light fitting. Loft access. Plastered walls. Upvc window to rear with open aspect views. Wooden banister and handrail. Doorways leading to multiple rooms.

### Bedroom 1

(8' 9" x 9' 6") or (2.67m x 2.89m)

Laminate flooring. Artex ceiling. Central ceiling light fitting. Plastered walls. Upvc window to rear. Wall mounted Radiators.

### Bedroom 2

(11' 10" x 8' 3") or (3.61m x 2.51m)

Laminate flooring. Artex ceiling. Central ceiling light fitting. Plastered walls. Upvc window to the front. Wall mounted Radiator.

### Bedroom 3

(8' 9" x 6' 11") or (2.67m x 2.10m)

Laminate flooring. Artex ceiling. Central ceiling light fitting. Plastered walls. Upvc window to the front. Wall mounted Radiator.

## EXTERNAL

### Rear Garden

Small courtyard leading to side access and a low maintenance rear garden with steps leading to 2 tiered sections consisting of artificial grass.

## 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

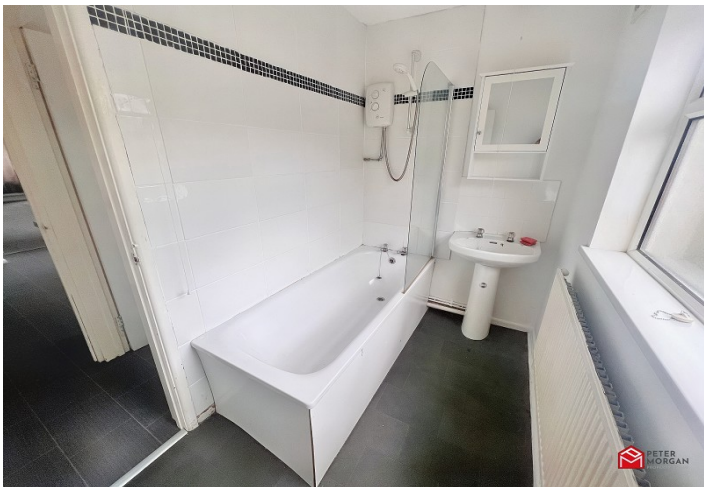
### Utilities

Mains electricity, mains water, mains gas, mains drainage


**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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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