



THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



37 Duffryn Road, Maesteg, Bridgend. CF34 0SH



PETER MORGAN

£130,000

Main Features

- Rear Access with Rear Parking
- Spacious Property over Four Floors
- Boarded Attic
- Spacious Basement with ample Storage
- Recently Refurbished
- Council Tax Band - A
- EPC - G (renewing due to recent works)

General Information

A Spacious Well presented, recently refurbished Three Bedroom End-Terraced Property situated in Caerau, Maesteg. Close to local schools, shops and bus routes. The accommodation briefly comprises: Entrance Hall, Reception Room, and kitchen to the Ground Floor. Spacious Landing, Three Bedrooms and Family Bathroom to the First Floor. Boarded attic to the Second Floor. Basement with ample storage and rear access. The property further benefits from gas central heating, Upvc double glazing. Side access and rear access with rear parking is an added advantage. Ideal first time buy or potential investment.

GROUND FLOOR

Hallway

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

Lounge

(23' 0" x 14' 1") or (7.01m x 4.28m)

Upvc double glazed window to the front and rear aspect, carpeted flooring and under sill radiator. Chimney alcove to main wall. Ceiling light fittings. Wood panel door containing under stair storage, wood panel door leading to

Kitchen

(14' 7" x 12' 3") or (4.45m x 3.73m)

Fitted kitchen with a range of base and wall units in cream high gloss with chrome fittings, complimentary work surface, 1 1/2 stainless steel sink unit and drainer, induction hob and electric oven, attractive splashback tiling, ceramic tiling to the floor, integrated fridge/freezer, wall unit housing combination boiler, plumbed for automatic washing machine, space for tumble dryer, ample space for table and chairs, plastered ceiling, ceiling light fittings, two uPVC windows one to the side and one to the rear with open aspect views to the rear, back wall mounted radiator, uPVC fully obscured glazed door leading to rear garden.

FIRST FLOOR

Landing

Wooden balustrade, carpet flooring, access to loft, doorways leading to multiple rooms.

Bedroom 1

(17' 8" x 11' 1") or (5.38m x 3.38m)

Main bedroom comprising of carpet flooring, 2 x uPVC double glazed windows, wall mounted radiator

Bedroom 2

(10' 7" x 9' 4") or (3.23m x 2.84m)

Second bedroom comprising of carpet flooring, uPVC double glazed window, wall mounted radiator

Family Bathroom

(5' 5" x 7' 4") or (1.66m x 2.24m)

Comprising of a white suite including bath with shower over, wash hand basin with vanity unit and a low level WC. A frosted uPVC double glazed window, floor to ceiling tiled walls and flooring. Chrome heated towel rail.

Bedroom 3

(10' 6" x 8' 8") or (3.19m x 2.65m)

Third bedroom comprising of carpet flooring, uPVC double glazed window, wall mounted radiator

SECOND FLOOR

Attic Space

Boarded loft space

BASEMENT

(25' 2" x 14' 7") or (7.67m x 4.45m)

Great space for storage or an additional room, concrete flooring.

INFORMATION

EPC Rating

G (Due to be renewed due to recent refurb)

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

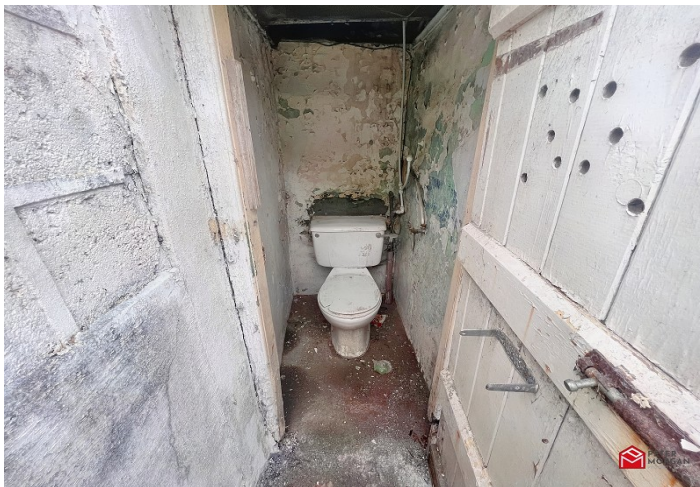
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

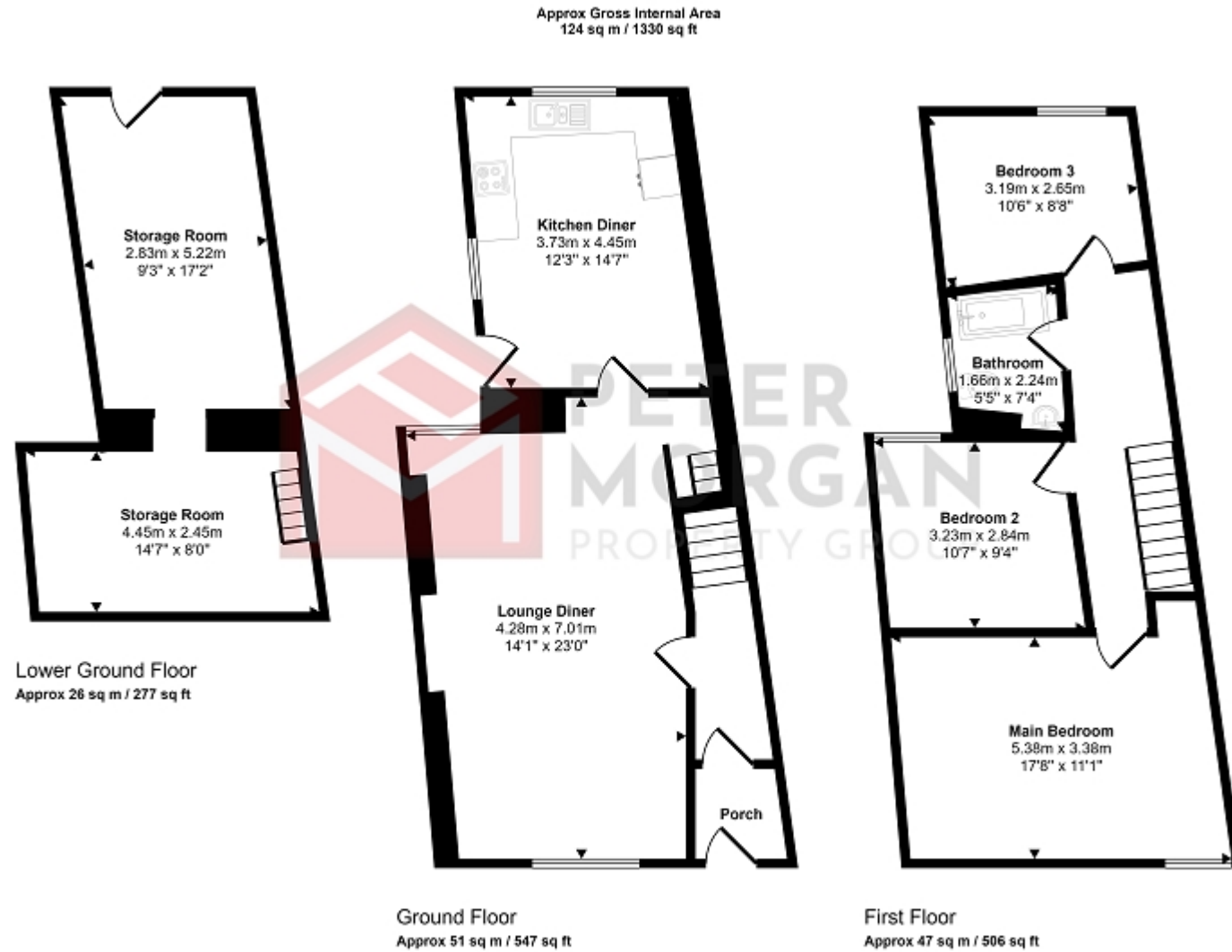
Current heating type Combi

Tenure (To be confirmed) Freehold






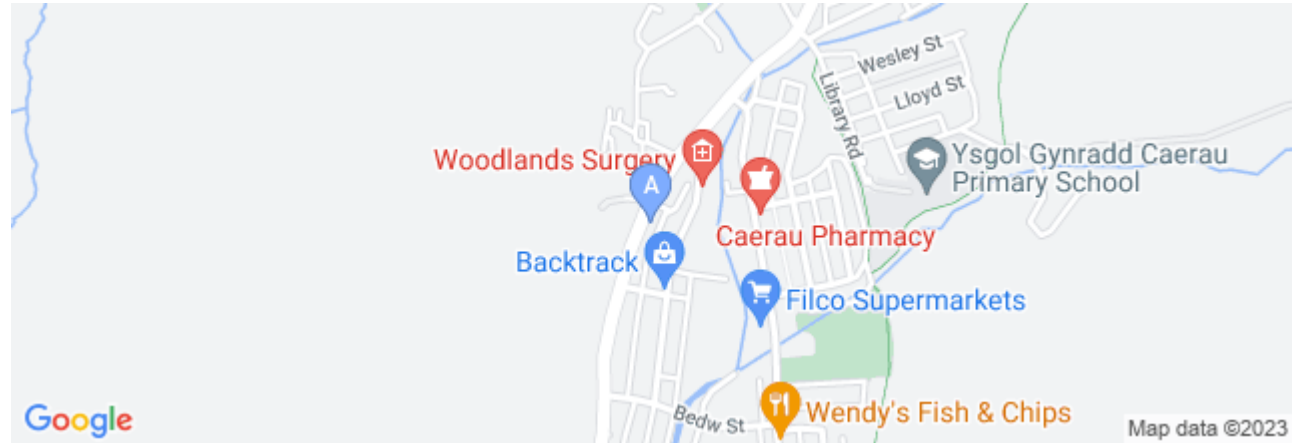




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | 1 |
| <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 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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