

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



39 Llan Road, Llangynwyd, Maesteg, Bridgend. CF34 9TD



PETER MORGAN

Offers Over £150,000

Main Features

- Double Fronted
- Great Outside Space
- Surrounding Mountain Views
- First and Ground Floor Shower Rooms
- EPC Rating - E
- Council Band - B

General Information

Peter Morgan Property Group are pleased to offer this Three Bedroom Semi Detached Property situated in Llangynwyd, Maesteg and benefits from its surrounding mountain views. Located on the bus route between Maesteg and Bridged. The property comprises Entrance Hall, Reception room, Dining room, kitchen, Inner Hall and Shower Room to the Ground Floor. Landing, Three Bedrooms and additional shower room to the First Floor. The property benefits from Upvc Double Glazing and front and rear gardens. Viewing highly recommended. Please note, this Dorlonco style property (originally of non standard construction) has had the necessary remedial work carried out without evidence of a PRC certificate.

GROUND FLOOR

Hallway

Upvc panelled front door, carpet flooring. Wall mounted consumer unit. Staircase leading to first floor. Wood panel door leading to

Lounge

(15' 11" x 11' 11") or (4.85m x 3.64m)

Upvc double glazed windows to the front and rear aspect, carpeted flooring, front window under sill radiator. Coving. Plastered ceilings. Chimney breast housing back boiler with gas fire, marble effect hearth and mantle surround to the main wall. Ceiling light fitting.

Dining Room

(12' 6" x 8' 10") or (3.82m x 2.70m)

Upvc double glazed window to the front aspect, carpeted flooring and under sill radiator. Coving. Plastered ceilings. Ceiling light fitting. Wood panel door leading in. Wood panel door leading to

Kitchen

(15' 6" x 6' 5") or (4.72m x 1.96m)

Fitted kitchen with a range of base units complimentary work surface, stainless steel sink and drainer unit. Freestanding electric cooker. Splash back tiling, Vinyl flooring, space for fridge/freezer, plumbed for automatic washing machine, ceiling light fitting, two uPVC windows one to the side and one to the rear with open aspect views to the rear, one double radiator to back wall.

Inner Hallway

Upvc panelled rear entrance door. Vinyl flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel door leading to

Shower Room

(5' 11" x 5' 0") or (1.81m x 1.53m)

Comprising of a white suite including a walk in electric shower cubicle with glass doors. A low level WC. A frosted uPVC double glazed window with extractor fan. Part tiled walls and vinyl flooring.

FIRST FLOOR

Landing

Wooden balustrade, Upvc window facing rear garden. Wood panel door housing cupboard storage. Loft Access. Doorways leading off to multiple rooms.

Master Bedroom

(10' 10" x 11' 1") or (3.31m x 3.38m)

L-Shaped master bedroom comprising of carpet flooring, 2 x uPVC Double glazing to the front aspect, plastered and neutral emulsioned walls, wall mounted under sill radiator. Wood panel door housing water tank. Wood panel door housing storage cupboard.

Bedroom 2 (Front)

(11' 8" x 8' 10") or (3.56m x 2.68m)

Comprising of carpet flooring, uPVC Double glazing, wall mounted under sill radiator.

Bedroom 3 (Rear)

(9' 2" x 7' 0") or (2.79m x 2.13m)

Comprising of carpet flooring, uPVC Double glazing, wall mounted under sill radiator.

Shower Room

(8' 6" x 4' 8") or (2.59m x 1.42m)

Comprising of a white suite including a walk in shower with glass screen. A low level WC. A frosted uPVC double glazed window. Floor to ceiling tiling and vinyl flooring.

EXTERIOR

Front Garden

Galvanised gate with minimal steps, paved pathway leading to property with block paved section and laid to lawn area. Giving side access to rear garden.

Rear Garden

Galvanised side gate leading to paved section with minimal steps leading large laid to lawn area. Surrounded by a block retaining wall and fencing.

INFORMATION

EPC Rating

E

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 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage, mains gas

Current council tax banding B

Current heating type Gas Tank

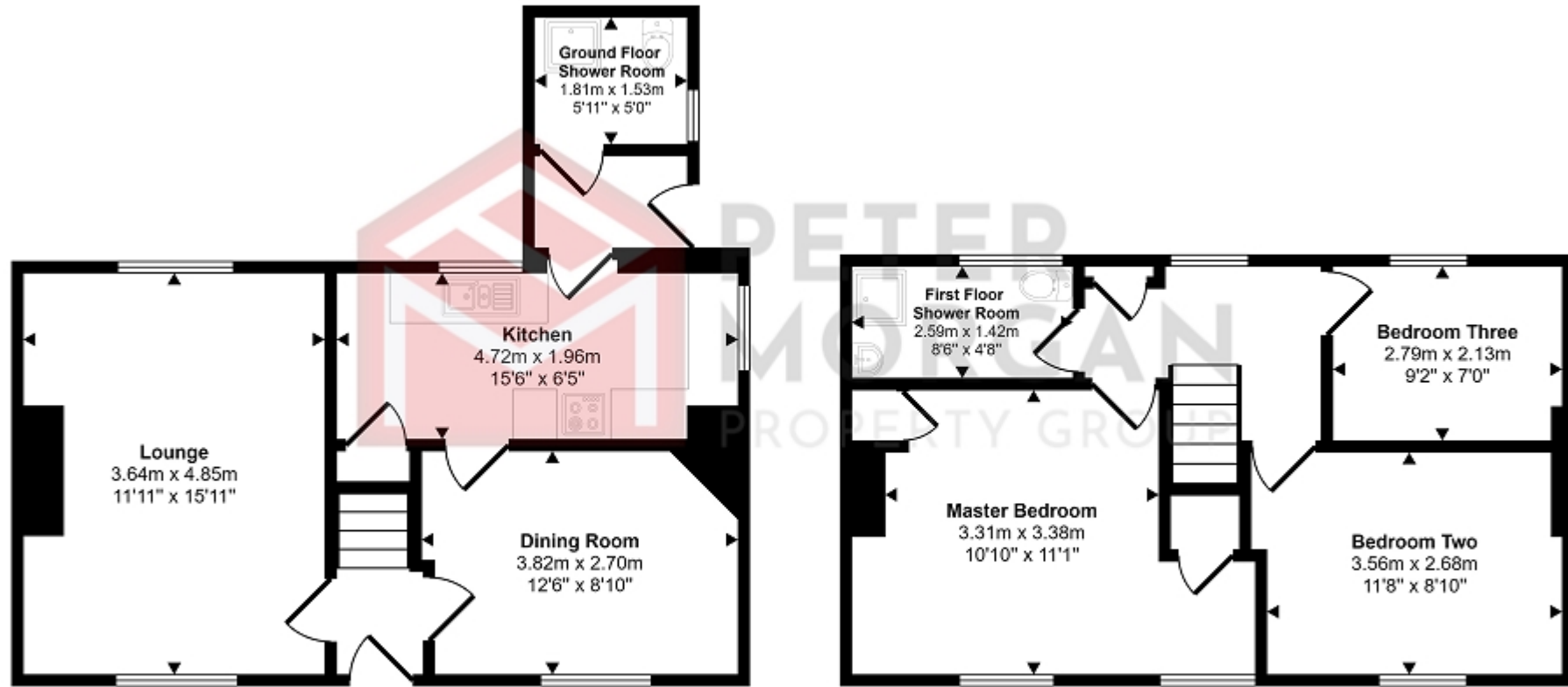
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
90 sq m / 972 sq ft



Ground Floor
Approx 48 sq m / 513 sq ft

First Floor
Approx 43 sq m / 459 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	
(69-80)	C	
(55-68)	D	
(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 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

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

