

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 Station Street, Maesteg, Bridgend. CF34 9AL



£125,000

Main Features

- Two Bedroom Property
- Two Reception Rooms
- Modern Interior
- Private Rear Garden
- Central Location
- EPC - C
- Council Tax Band - B

General Information

Peter Morgan Property Group are pleased to offer for sale this two double Bedroom Mid Terraced Property For Sale, within walking distance of Maesteg Town Centre and all its amenities. The property comprises Entrance Hall, Two Reception Rooms, Kitchen, Utility Room to the Ground Floor. Landing area and Two Bedrooms and 4-piece family bathroom to the First Floor. The property further benefits from being modern throughout, gas central heating, Upvc Double Glazing and a Private Rear Garden. Internal viewing highly recommended.

FIRST FLOOR

Porch

Hallway Upvc composite front door, tile flooring, plastered walls, light fitting to ceiling aspect, wall mounted consumer board, staircase to first floor. Wood panel door leading to

Living Room

(9' 10" x 11' 11") or (2.99m x 3.63m)

Reception room One. Upvc double glazed window to the front aspect, laminate flooring. Back wall radiator. Coving. Papered ceiling. Alcove shelving to the main wall. Ceiling light fitting. Part Wood Part Glass panel door housing under stair storage. Wood panel door leading to

Dining Room

(13' 0" x 9' 11") or (3.95m x 3.02m)

Reception room Two. Single pane glazed window to the front aspect, laminate flooring and back wall radiator. Coving. Papered ceiling. Ceiling light fitting. Part Wood Part Glass panel door leading to

Kitchen / Dining Area

(20' 10" x 6' 11") or (6.35m x 2.10m)

Fitted kitchen with a range of base and wall units complimentary work surface, stainless steel sink and drainer unit, chrome gas hob and electric oven, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer. Integrated dishwasher. Ample space for large table and chairs, plastered ceiling, spotlighting. Part glass part wood panel door leading to the utility room. Two uPVC windows one to the side and one to the rear with open aspect views to the rear, one double radiator. uPVC fully obscured glazed door to the side leading to rear garden.

Utility Area

(4' 11" x 8' 10") or (1.49m x 2.68m)

A range of base complimentary work surface, ceramic tiling to the floor, space for fridge/freezer. Perspex ceiling, light fitting, uPVC windows with open aspect views to the rear.

GROUND FLOOR

Landing

Carpet flooring, ceiling light fitting. Attic hatch. Doorways leading off to multiple rooms.

Bedroom 1

(10' 3" x 11' 11") or (3.12m x 3.64m)

Comprising of carpet flooring, uPVC double glazing, wall mounted radiator. Cupboard containing storage.

Bedroom 2

(10' 2" x 9' 10") or (3.10m x 3.0m)

Comprising of carpet flooring, uPVC double glazing, wall mounted radiator.

Bathroom

(7' 4" x 8' 11") or (2.23m x 2.73m)

Comprising of a white suite including a corner bath, wash hand basin with vanity unit, a low level WC and shower cubicle. A frosted uPVC double glazed window to the rear, Plastered walls and carpet flooring.

EXTERNAL

Rear Garden

Enclosed South-East facing rear garden with paved patio area, internal flower beds. Minimal steps leading to a graveled section. Surrounded by a block retaining wall and fencing.

INFORMATION

EPC Rating

TBC

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 a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email bcg@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

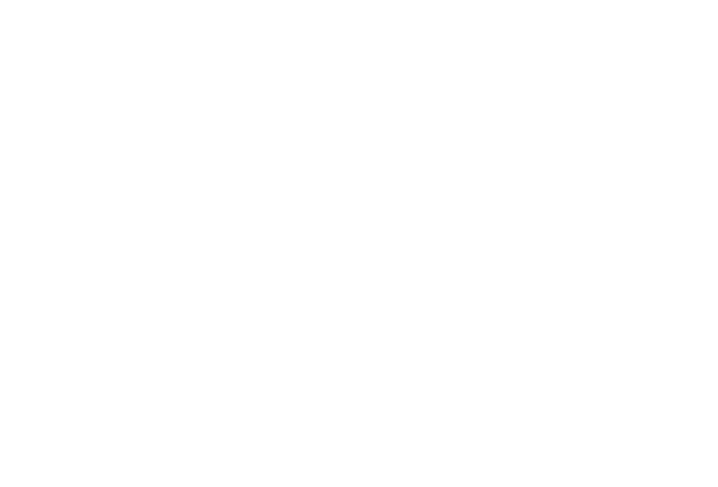
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

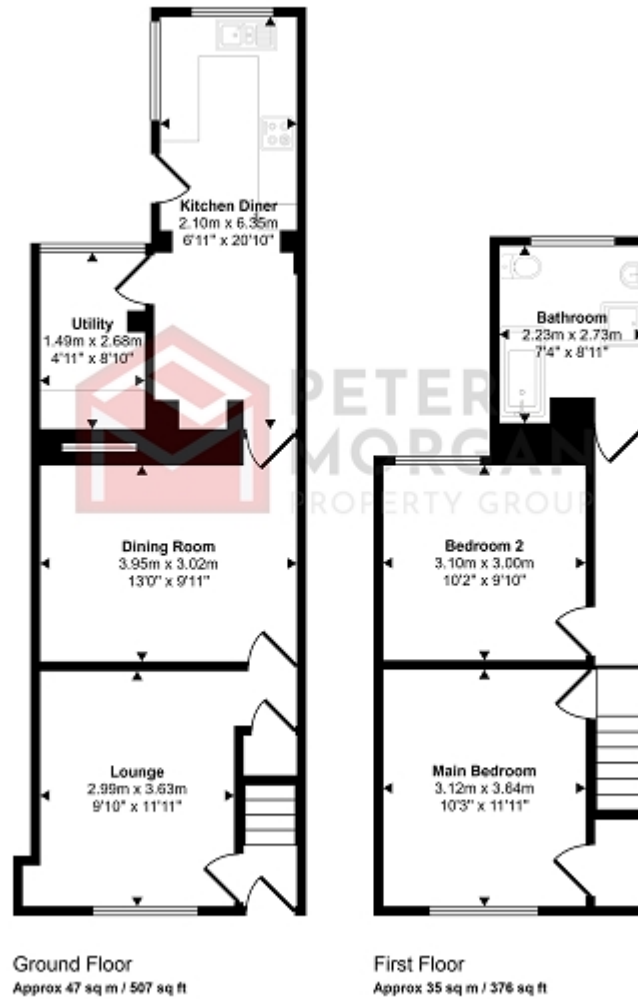
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
82 sq m / 882 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. Items 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		90
(69-80) C	69	
(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 ?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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