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13b Alfred Street, Maesteg, Bridgend. CF34 9YW


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£155,000

Main Features

- Three Bedroom Property ER - E
- Spacious Living
- Under Property Basement
- Great Town Location
- Recently Refurbished
- Council Tax Band - C

General Information

A recently refurbished three bed end of terrace property situated in a convenient town location, within walking distance of Maesteg Town Centre, Maesteg Swimming Pool, bus and train stations and both Primary and Secondary Schools.

The accommodation briefly comprises of entrance porch, hallway, lounge/diner, kitchen, first floor landing, bathroom and three bedrooms. The property has gas central heating and enclosed garden to the rear.

The property is being sold with no chain.

GROUND FLOOR

Porch

Laminate flooring, door to hallway.

Hallway

Staircase to first floor, radiator, under stair storage cupboard, interior doors leading to lounge/diner and kitchen.

Lounge

Kitchen

Window and door to the side leading to the rear garden. A range of fitted wall mounted and base units with chrome fittings and complimentary work surfaces built in 1.5 resin sink and drainer unit, plastered ceiling, tile flooring, tiled splashbacks, back wall radiator.

FIRST FLOOR

Landing

Fitted carpet, attic entrance, interior doors leading to three bedrooms and bathroom.

Master Bedroom

Two windows to front, fitted carpet, radiator, plastered ceiling

Bedroom 2

Window to rear, carpet flooring, plastered ceiling, wall mounted radiator.

Bedroom 3

Window to rear, fitted carpet, radiator, attic entrance.

Family Bathroom

Comprising of a white suite including a bath with shower over and glass folding screen, wash hand basin and a low level WC. Chrome heated towel rail. A frosted uPVC double glazed window to the front, part tiled walls and laminate flooring.

BASEMENT

Standing height under house storage basement.

EXTERNAL

Rear Garden

Garden to the rear with side entrance. Courtyard area with minimal steps leading to a laid to lawn area.

INFORMATION

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 bcb@petermorgan.net (fees will apply on completion of the mortgage)

EPC Rating

E

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

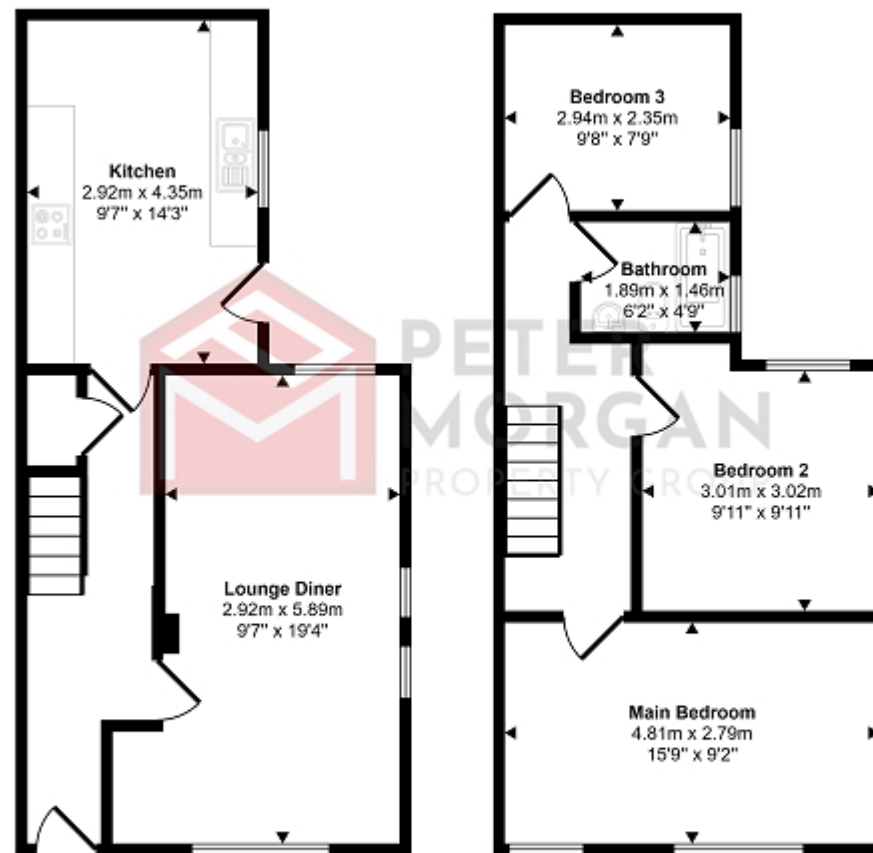
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
83 sq m / 893 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 42 sq m / 449 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		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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