

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



61 Cwrt Coed Parc, Maesteg, Bridgend. CF34 9DQ



PETER MORGAN

£295,000

Main Features

- Semi-Detached Property
- Ample Living Space
- Modern Interior
- Integral Garage
- Quiet Cul-De-Sac Location
- Sought After Area
- Driveway for Multiple Vehicles
- Conservatory with Bi-fold Patio Doors
- Four Bedrooms
- Council Tax Band: C. EPC:

General Information

Introducing this four bedroom, three reception room immaculately presented semi-detached property located in a sought after area of Cwrt Coed Parc, Maesteg. The property is located within walking distance of Maesteg town centre with all its facilities, amenities and close to local schools, bus and train stations. The property would make an ideal family home and is situated in a quiet cul-de-sac. The property is refurbished to high standard throughout with added features including bi-fold patio doors leading to a levelled low maintenance rear garden and a front driveway which has the space for multiple vehicles. The property benefits from a ground floor cloakroom, lounge, dining area, conservatory, kitchen, utility room and integral garage with four first floor bedrooms, a master bedroom en-suite and a family bathroom. Contact Peter Morgan Maesteg to arrange a viewing Please visit our new and improved website for more information!

GROUND FLOOR

Cloakroom

Upvc obscured glazed window. Plastered walls, plastered ceiling and coving. Tile flooring, chrome heated towel rail. Low level w.c, wash hand basin with tile splashback. Central ceiling light fitting. Electric consumer unit

Hallway

Entrance via Upvc composite door with glass side panel. Tile flooring, plastered walls, plaster ceiling and coving. Radiator to back wall. Light fitting to central ceiling. Alarm to main wall. Carpet staircase to first floor. Modern wood panel door lead it to

Lounge

(12' 8" x 13' 6") or (3.86m x 4.12m)

Entrance via Modern part wood part glass door. Upvc double glazed window facing front aspect, with under sill radiator. Main wall feature wooden mantle with tile insert. Laminate flooring. Plastered walls, plastered ceiling and coving. Central ceiling light fitting
Multiple double sockets. BT points.

Sitting Room/Dining Room

(11' 1" x 6' 11") or (3.38m x 2.10m)

Laminate flooring. Plastered walls, plastered ceiling and coving. Central ceiling light fixture. Under floor heating
Multiple double sockets. Wall mounted thermostat. Arch way to

Conservatory

(7' 9" x 10' 4") or (2.35m x 3.14m)

Upvc bi folds doors leading to rear garden. Laminate flooring. Plastered ceiling, plastered walls. Multiple ceiling Spotlights. Multiple double sockets.

Kitchen

(10' 6" x 8' 11") or (3.21m x 2.71m)

White gloss Wall and base units in oak worktops surfaces

White tile splashback. Bridge unit over double fridge freezer. 1 1/2 Stainless sink and drainer unit with mixer tap. Integrated 4 ring gas hob, electric grill and oven with glass and chrome chimney cooker hood. Tile flooring. Plastered ceiling, plastered walls and coving. Multiple double sockets. Light fitting to central ceiling. Upvc double glazed window facing rear garden

Utility Area

(9' 1" x 7' 6") or (2.78m x 2.28m)

Neutral wood wall and base units with oak worktop surfaces. White tile splashback. Tile flooring.

Plastered walls, plastered ceiling and coving.

Side wall radiator. Central ceiling Light fitting

Plumbed for an automatic washing machine. Stainless steel sink and drainer with mixer tap. Wooden fire door leading into rear access of garage. Upvc glazed window facing side aspect. Upvc obscured glazed door leading to rear garden

Integral Garage

(12' 9" x 7' 6") or (3.89m x 2.28m)

Concrete, plastered walls. Multiple double sockets. Vertical steel up and over garage door canopy.

FIRST FLOOR

Landing

Wooden balustrade. Carpet flooring. Plastered walls, plastered ceiling and coving. Light fitting to ceiling. Wired smoke alarms. Loft access. Wood panel doors leading to multiple rooms

Family Bathroom

(6' 2" x 6' 2") or (1.89m x 1.87m)

Upvc obscured glazed window facing rear aspect. Floor to ceiling tile flooring. Bath with mixer tap and electric double header shower and glass screen. Vanity Unit Cloakroom Suite containing hand wash basin and low level w.c. Chrome heated towel rail. Spotlights to ceiling.

Master Bedroom

(16' 1" x 7' 9") or (4.90m x 2.36m)

Upvc double glazed window to the front aspect. Laminate flooring. Plastered walls, plastered ceiling and coving. Multiple ceiling spotlights. Under sill radiator. Multiple double sockets. Loft access to extension loft. Wood panel door leading to

Master Bedroom En Suite

(7' 7" x 3' 9") or (2.30m x 1.15m)

Obscured glazed upvc window facing rear garden. Floor to ceiling tiles. Walk-in double shower cubicle with glass shower screen. Electric chrome shower fixture. Low level w.c. Freestanding wash hand basin. Chrome heated towel rail. Ceiling spotlighting, ceiling extractor fan and plastered ceiling.

Bedroom Two

(9' 11" x 9' 1") or (3.01m x 2.78m)

Upvc double glazed window facing rear aspect. Laminate flooring, central ceiling lighting. Under sill radiator. Multiple double sockets. Floor to ceiling fitted wardrobes

Bedroom Three

(11' 5" x 8' 0") or (3.49m x 2.45m)

Upvc double glazed window facing rear aspect. Laminate flooring, central ceiling lighting. Under sill radiator. Multiple double sockets. Floor to ceiling fitted wardrobes.

Bedroom Four

(8' 4" x 7' 5") or (2.55m x 2.25m)

Upvc double glazed window facing front aspect. Laminate flooring. Central ceiling light fixture. Undersill radiator.

Multiple double sockets. Wood panel door housing combi boiler and storage.

EXTERIOR

Front Garden

Paved block driveway for use of multiple vehicles. Laid to lawn area with graveled section. Boundary hardwood double slatted fence panels and brick wall to front.

Rear Garden

Surrounding paved patio slatted footpath. Half brick built surrounding boundary wall with hardwood double slatted fence panels. Laid to lawn section. Hardwood double slatted fencing leading to gated side access.

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

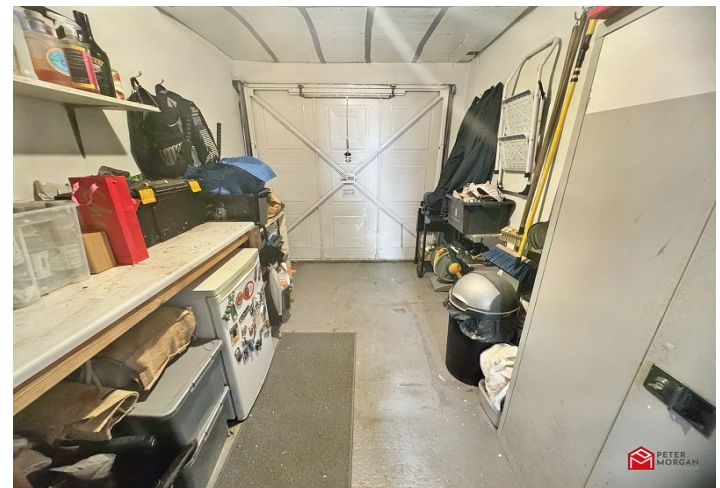
Current council tax banding C

Current heating type Combi

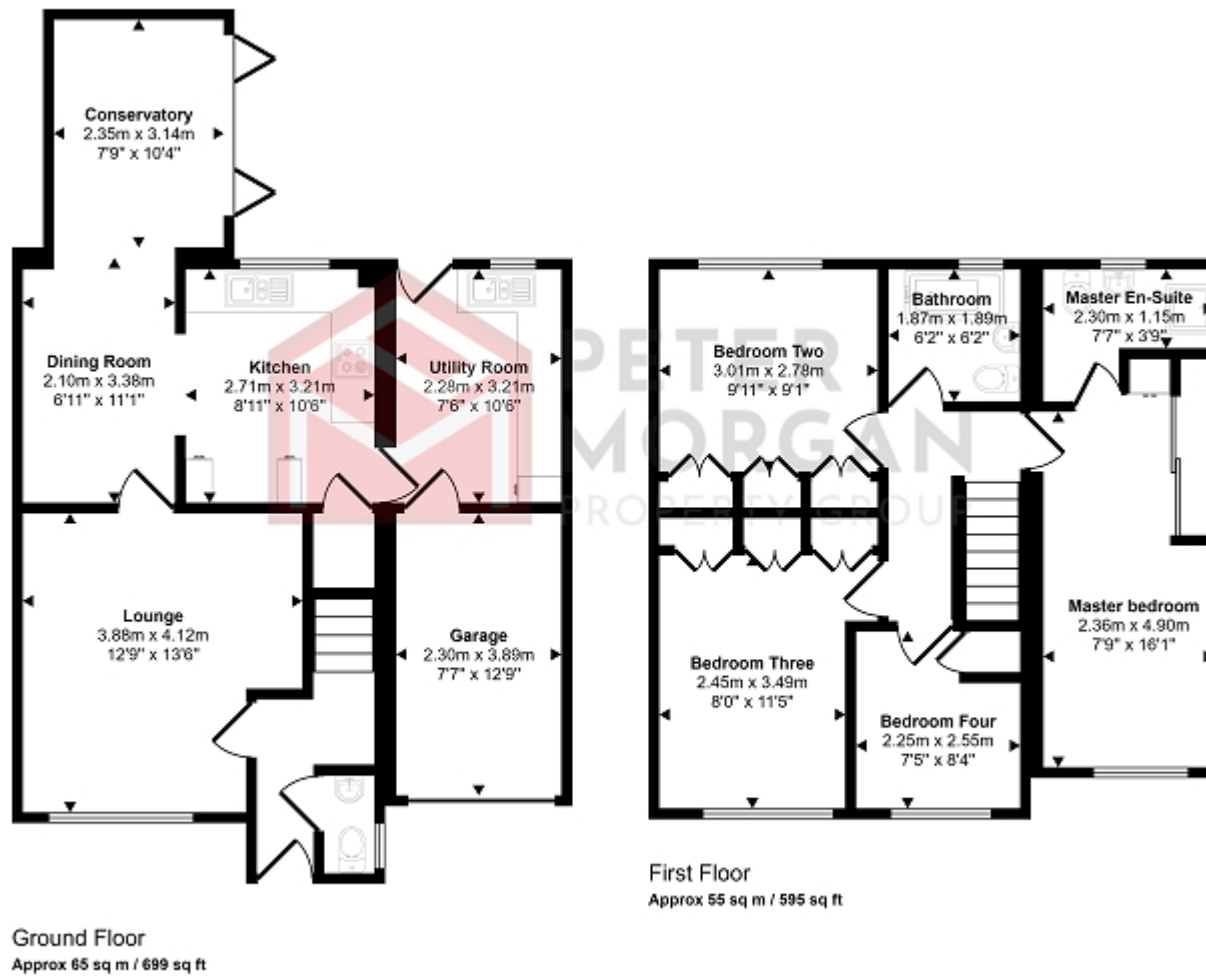
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
120 sq m / 1293 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



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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

