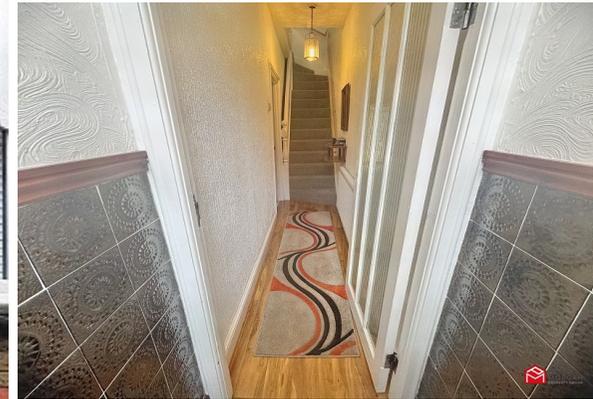


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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52 Kings Terrace, Maesteg, Bridgend. CF34 0HD



£125,000

Main Features

- 3 bedroom mid terraced house
- Lounge/ Dining Room
- Ground floor shower room
- Views over surrounding area
- Rear garden (in need of some works)
- Basement/ workshop
- Within walking distance to the Town Centre, the main public transport links and the local supermarkets
- uPVC double glazing and combi gas central heating
- Council Tax Band - B, EPC: D

General Information

A three bedroom property has become available in the Nantyllyllon Area of Maesteg. The property is within walking distance to the Town Centre, the main public transport links and the local supermarkets. This central location spacious property is ideal for families or a first time buyer. The garden in this property is in need of some works, the area comprises of an elevated paved area leading to two laid to lawn sections with rear lane access and access to the under property basement which has been previously used as a workshop. The views from the garden area are beautiful. The property benefits from its close access to Garwen Forest. The Maesteg area is well known for its wonderful historic buildings throughout the town with the Town Hall being the cultural heartbeat of the Llynfi Valley for almost 140 years. Once complete this will provide new opportunities and facilities to the local community and future generations. It is now a great time to re-locate or invest in the Maesteg area.

GROUND FLOOR

Porch

Entrance via uPVC double glazed door. Part tiled and part tiled artex walls. Artex ceiling. Tiled floor. Consumer unit. Central light fitting. Part glazed part wood panelled door leading to..

Hallway

Staircase to first floor. Radiator. Fitted ceiling light fixture. Wired smoke alarm. Artexed walls and ceiling. Wood panelled door leading to..

Lounge/Dining Room

uPVC double glazed windows to front and rear. Carpeted flooring. Artex ceiling. Plastered walls. 2 double radiators. Central ceiling light fixture. 4 wall light fittings. Wooden mantle surround with tiled hearth and gas fire. Multiple double sockets. Gas meter. Under stairs store cupboard. Wood panelled door leading to..

Kitchen

uPVC double glazed window to side. uPVC frosted glass panelled door to rear garden. Vinyl flooring. Oak wall and base units with granite effect worktops and breakfast bar. 1.5 stainless steel sink unit. Part tiled and part plastered walls. Electric oven, induction hob and cooker hood. Loft access. Strip lighting. Plumbed for automatic washing machine. Multiple double sockets.

Shower Room

uPVC double glazed window. Double walk in shower with glass sliding doors and ceramic shower tray. Low level w.c. Hand wash basin set in vanity unit. Tiled floor. Fully tiled walls. Plastered ceiling. Double radiator. Attic entrance.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Carpeted staircase from ground floor. Fitted carpet. Wooden balustrade. Plastered ceiling. Artexed walls. Store cupboard. Radiator. Battery operated smoke alarm.

Bedroom 1

uPVC double glazed windows. to front. Fitted carpet. Radiator. Artexed walls and ceilings. Multiple electrical sockets. Central ceiling light fitting. Full width fitted wardrobes.

Bedroom 2

Double glazed window to rear. Fitted carpet. Storage cupboard. Radiator. Artexed walls and ceiling. Central ceiling light fitting. 2 wall lights.

Bedroom 3

uPVC double glazed window. Fitted carpet. Artexed walls and ceiling. Radiator. Multiple electrical sockets. Access to loft.

EXTERIOR

Basement/ Workshop

Glazed aluminium door. Combi gas central heating boiler. Multiple electrical power points.

Rear Garden

Gated rear access. Steps leading to paved patio area. 2 lawned areas. Block built boundary walls.

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

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 drainage, mains gas

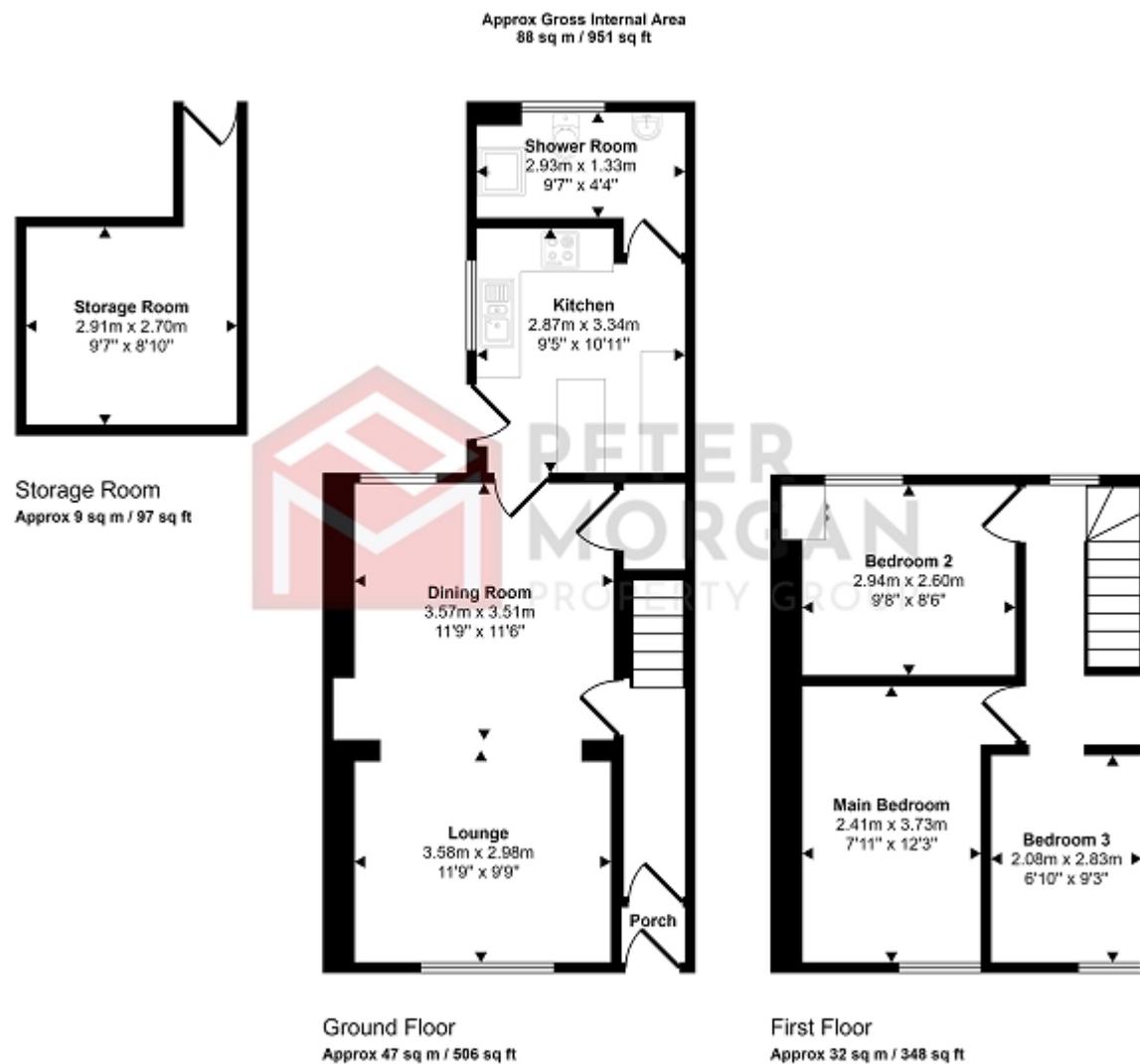
Current council tax banding B

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		86
(69-80) C		
(55-68) D	58	
(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.

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