

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



10 Exchange Street, Maesteg, Bridgend. CF34 9EA



**£150,000**

## Main Features

- Mid terraced 3 bedroom house
- Lounge
- Kitchen/ diner and utility room
- Family bathroom and ground floor shower room
- Rear garden with rear access
- Walking distance of Maesteg Town centre, train and bus stations and major supermarkets
- Convenient for Maesteg Sports Centre, local primary and secondary schools
- Approximately 8.5 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC- D

## General Information

A mid-terraced property situated within walking distance of Maesteg town centre, train and bus stations, major supermarkets, Maesteg sports Centre, and local primary and secondary schools. The property is modern throughout and the accommodation briefly comprises of entrance porch, open plan lounge, kitchen/ diner, inner hallway, shower room and utility room. First floor landing and three double bedrooms. The property has a forecourt to the front, garden to the rear with rear access.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Porch

Enter via composite door. Plastered walls. Plastered and coved ceiling. Electrical consumer unit. Vinyl flooring. Central ceiling light. Oak door leading to..

### Lounge

Double aspect room with uPVC double glazed windows to front and rear. Laminate flooring. Plastered walls. Plastered and coved ceiling. 3 radiators. 2 ceiling light fixtures. Gas fire with wooden mantle surround and tiled hearth. Alcoves, one with cupboard housing gas meter. Multiple double sockets. Telephone socket. Wooden staircase leading to first floor. Modern part glazed Oak door to..

### Kitchen

uPVC double glazed window to side. Fitted kitchen comprising Oak wall and base units with granite effect worktops. Belfast ceramic sink with mixer tap. Freestanding gas cooker. Part tiled splashback. Part plastered walls. Plastered and coved ceiling. Tile floor. Central ceiling light fixture. Multiple double sockets. Modern Oak door leading to..

### Inner Hallway

uPVC double glazed door to rear garden. Wall mounted Baxi combi gas central heating boiler. Tiled flooring. Multiple double sockets. Doorways to rooms.

### Shower Room

Frosted uPVC double glazed window. 3 piece shower suite comprising low level w.c, hand wash basin set in vanity unit and double walk in shower cubicle with electric shower, glass sliding doors and ceramic shower tray. Tiled floor. Fully tiled walls. Plastered ceiling with inset ceiling spotlights. Chrome heated towel rail.

### Utility Room

uPVC double glazed frosted window. Worktop. Plumbed for washing machine. Radiator. Plastered walls and ceiling. Central ceiling light fixture.

## FIRST FLOOR

## Landing

Carpeted staircase from ground floor. Wooden balustrade. Extended landed area with fitted carpet. Plastered walls and ceiling. Ceiling light fixture. Doorways to bedrooms and..

## Family Bathroom

uPVC frosted double glazed window. 3 piece bathroom suite comprising low level w.c, pedestal hand wash basin and bath. Part plastered and part wood panelled wall. Vinyl flooring.

## Bedroom 1

2 uPVC double glazed windows to front. Plastered walls and ceiling. Laminate flooring. Radiator. Multiple electrical sockets. Central ceiling light fitting with decorative ceiling rose.

## Bedroom 2

(9' 6" x 9' 0") or (2.90m x 2.74m)

Double glazed window to rear. Laminate flooring. Radiator. Plastered walls and ceiling. Central ceiling light fitting.

## Bedroom 3

uPVC double glazed window. Full height fitted wardrobes. Plastered walls. Plastered and coved ceiling. Laminate flooring. Multiple electrical sockets.

## EXTERIOR

### Front Garden

Forecourt style front garden laid with block paved engraved pathway and gravelled section. Wrought iron gate and railings. Brick boundary walls.

### Rear Garden

uPVC door to rear access. Steps leading to paved patio area. Concrete pathway to dwelling. 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](mailto: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 gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

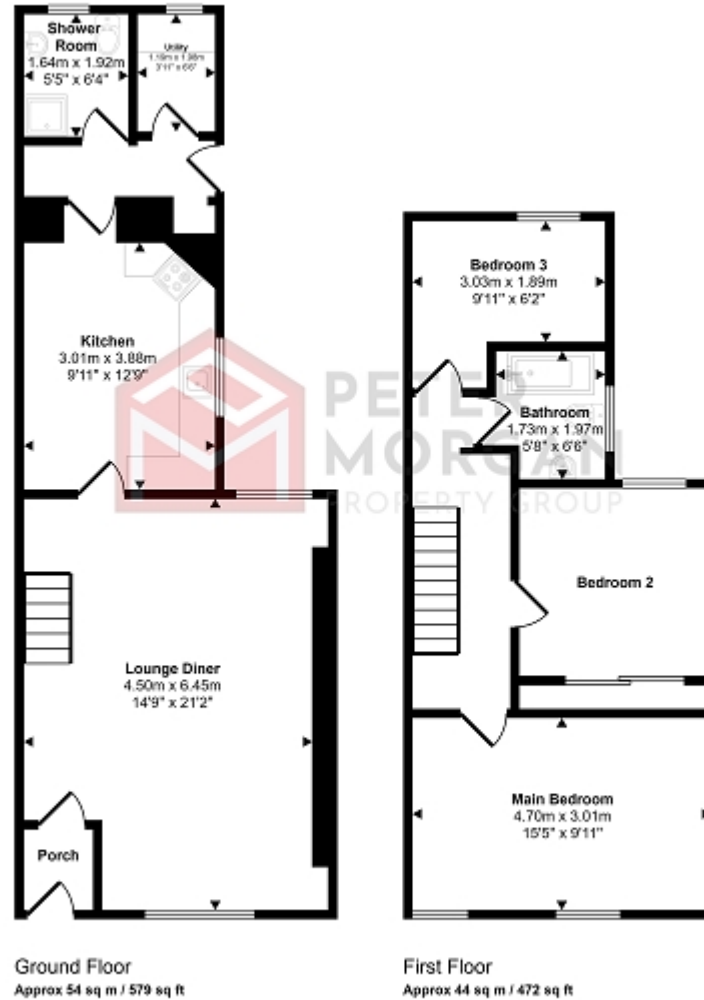
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
98 sq m / 1051 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

