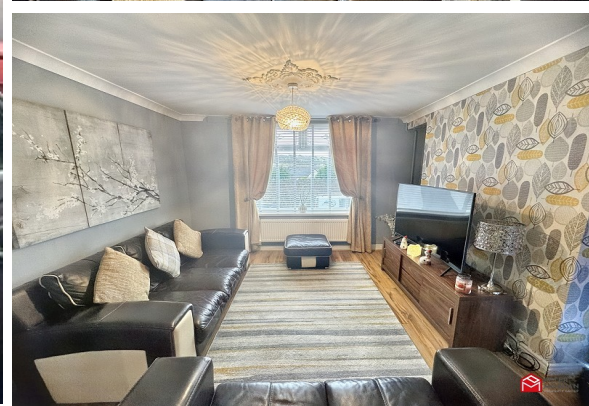


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



19 Garnwen Terrace, Maesteg, Bridgend. CF34 0ET



£159,995

Main Features

- Three Double Bedrooms
- Semi-Detached
- First Floor W.C
- Side and Rear Access
- Shed with Electricity Supply
- Ground Floor Bath and Shower Room
- Central Location
- Council Tax band: C EPC: E

General Information

Peter Morgan Property Group are pleased to offer to market this well presented Three Bedroom property 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 property is an ideal property for a first time buyer or a buyer looking for a step up on the property ladder. The property consists of entrance porch, generous living room/diner, kitchen and family bathroom to the ground floor. Three double bedrooms and a w.c to the first floor. The exterior of the property benefits from side and rear access, patio sitting area, small courtyard and a rear garden block built shed with Upvc doors and windows and electricity supply. 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, this building is currently under going a multi-million pound renovation project. Once complete this will provide new opportunities and facilities to the local community and future generations and is a great time to invest in the Maesteg Area.

GROUND FLOOR

Porch

Entrance via composite Upvc door. Laminate flooring. Plastered walls, plastered ceiling and coving. Central ceiling light fixture. Electric consumer unit. Part wood part glass panel door leading to

Dining Room

(10' 8" x 14' 1") or (3.24m x 4.28m)

Upvc patio doors leading to rear courtyard. Laminate flooring. Side wall radiator. Plastered walls, plastered ceiling and coving. Papered main feature wall with side wall alcove. Main wall feature electric fireplace with dark oak mantle surround. Central ceiling light fitting. Traditional wooden balustrade staircase leading to first floor. Wood panel door with obscured glass leading to Kitchen.

Lounge

(10' 7" x 11' 7") or (3.22m x 3.52m)

Upvc double glazed window to front aspect. Under sill radiator. Plastered walls, plastered ceiling and coving. Papered main feature wall with 2 side wall alcoves. Central ceiling light fixture.

Kitchen

(9' 9" x 10' 2") or (2.98m x 3.09m)

Fitted kitchen with a range of base and wall units in cream with chrome fittings, complimentary oak work surface, stainless steel sink and drainer unit with mixer taps, Freestanding gas cooker, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher. Plastered ceiling, central ceiling spotlighting. uPVC window one to the side. Radiator to back wall. Wall unit housing combi boiler.

Inner Hallway

Plastered walls, tile flooring. UPvc panelled door leading to rear garden. Part wood part glass door leading to

Bathroom

(8' 8" x 8' 11") or (2.65m x 2.71m)

Comprising of a white suite including a modern double ended bath, freestanding wash hand basin and a low level WC. Walk in double shower with tile shower tray and glass screen. A frosted uPVC double glazed window. Floor to ceiling tiled walls and tile flooring.

FIRST FLOOR

Landing

Carpet flooring, wooden balustrade. Radiator to side wall. Loft access. Wood panel doors leading to multiple rooms.

Bedroom 1 (Front)

(14' 8" x 11' 2") or (4.47m x 3.40m)

Comprising of Two uPVC double glazed windows. Laminate flooring. Plastered walls, plastered ceiling and coving, wall mounted radiator. Central ceiling light fitting.

Bedroom 2

(9' 1" x 9' 7") or (2.77m x 2.91m)

Comprising of uPVC double glazed window. Carpet flooring. Papered main feature wall, Plastered walls, plastered ceiling and coving, wall mounted radiator. Central ceiling light fitting. Cupboard containing storage.

W.C.

Comprising of a white suite including a compact wash hand basin and a low level WC, with tile splash back. Plastered walls and vinyl flooring.

Bedroom 3 (Rear)

(9' 10" x 8' 1") or (2.99m x 2.47m)

Comprising of uPVC double glazed window. Carpet flooring. Plastered walls, plastered ceiling and coving, wall mounted radiator. Central ceiling light fitting.

EXTERNAL

Front Yard

Comprising of paved steps leading to side access and entrance to property, contained by traditional stone built wall and wrought iron railings.

Rear Garden

Paved courtyard giving access to steps leading to rear garden patio area, block built shed and gated rear 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.

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 bcb@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 C

Current heating type Combi

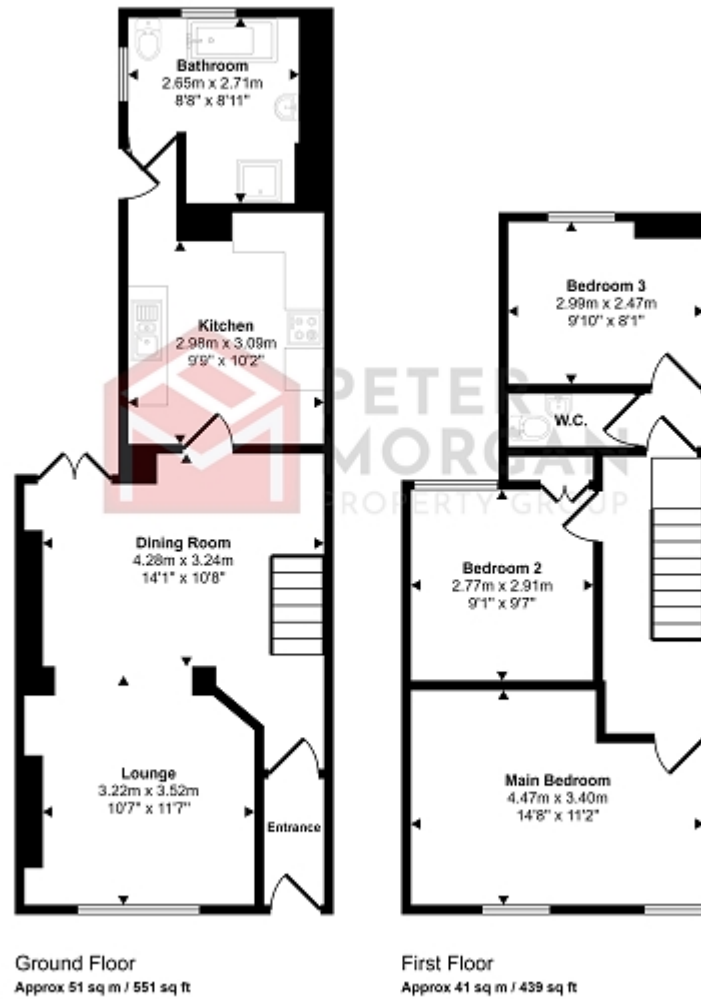
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
92 sq m / 990 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		72
(55-68) D		
(39-54) E	41	
(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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