

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



2 Bramble Close, Caerau, Maesteg. CF34 0SZ



**£105,000**

## Main Features

- Well Presented Newly Built Property
- Two Bedroom's & Attic Room
- Mid-Link Enclosed Rear Garden
- Ideal First Purchase
- Side Parking
- Great Central Location
- Enclosed Rear Garden
- Council Tax Band: B, EPC: C

## General Information

A modern Mid-Link property with a wonderful spacious attic room providing a great opportunity for a first time buyer. The property is situated close to local amenities, public transport routes and local shops .The accommodation briefly comprises of entrance hallway, lounge, kitchen, ground floor W.C, first floor landing, two bedrooms and bathroom, a spacious attic room to the Second Floor. Small front courtyard garden and enclosed rear garden. The property offers side off road parking. Council tax band - B, EPC rating - TBC

## GROUND FLOOR

### Porch

Entrance via UPVC oak golden half panel double glazed door. Laminate flooring, plastered walls, plastered ceiling.

Radiator to side wall. Wall fitted wooden plaque coat rack.

Light fitting to central ceiling. Part wood part glass panel door lead it to

### Hallway

Laminate flooring. Plastered walls, plastered ceiling and coving

Carpeted staircase leading to first floor

Modern wood panel door leading to

### Lounge

(11' 7" x 8' 3") or (3.54m x 2.51m)

UPVC golden oak double glazed window facing front aspect, with under sill radiator. Plastered walls, plastered ceiling and coving. BT and aerial points.

Ceiling wired smoke alarm. Central ceiling light fitting. Multiple double sockets.

Under stair open space alcove

### Kitchen

(8' 8" x 14' 4") or (2.63m x 4.37m)

Light oak Wall and base units with black granite effect work top surfaces

Corner breakfast bar with black granite effect work top and chrome leg. Laminate flooring

Black tile splash back. Multiple double sockets. Plastered ceiling, plastered walls and coving. Light fitting to central ceiling. Stainless sink and drainer unit with mixer tap.

Integrated 4 ring gas hob, electric grill oven with chrome cooker hood

Upvc golden oak double glazed door and window facing rear aspect. Multiple double sockets. Wall mounted Combi boiler. Radiator to back wall. Wood panel door leading to

### W.C.

Low level w.c with push flush. Wall hung compact wash hand basin. Vinyl flooring.

Plastered walls. Plastered ceiling. Light fitting to central ceiling

## FIRST FLOOR

### Landing

Carpet flooring. Plastered walls. Plastered ceiling and coving. Light fitting to ceiling. Wire smoke alarms. Loft access. Wood panel doors leading to multiple rooms

## Master Bedroom

(8' 7" x 9' 10") or (2.61m x 2.99m)

Upvc golden oak double glazed window to the front aspect. Carpet flooring.

Plastered walls, plastered ceiling and coving. Central ceiling light fitting

Under sill radiator. Multiple double sockets

## Bedroom 2 (Rear)

(6' 7" x 8' 4") or (2.00m x 2.54m)

Upvc golden oak double glazed window facing rear aspect. Central ceiling

lighting. Under sill radiator. double socket

## Family Bathroom

(7' 1" x 4' 5") or (2.15m x 1.35m)

Vinyl flooring

UPVC golden OAK obscured DOUBLE GLAZED window, Vinyl flooring

Part plastered part tile walls

Low level w,c with push flush

Freestanding wash hand basin

Bath with side panel with unconnected chrome shower fittings

Light controlled ceiling extractor fan

Central ceiling light fixture

Chrome heated towel rail

## SECOND FLOOR

## Attic room

(12' 3" x 11' 9") or (3.73m x 3.58m)

Carpeted staircase, Carpet flooring. Plastered walls plastered ceiling. Upvc golden

oak velux window. Central ceiling lighting. Side wall radiator. Multiple double

sockets. Storage attic eaves

## EXTERNAL

### Front Garden

Boundary brick wall with wooden entrance gate and paved patio slabbed area.

### Rear Garden

Enclosed rear garden comprising of surround fencing erected in front of boundary wall

Concrete section with paved patio slabbed area and rear graveling

## 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

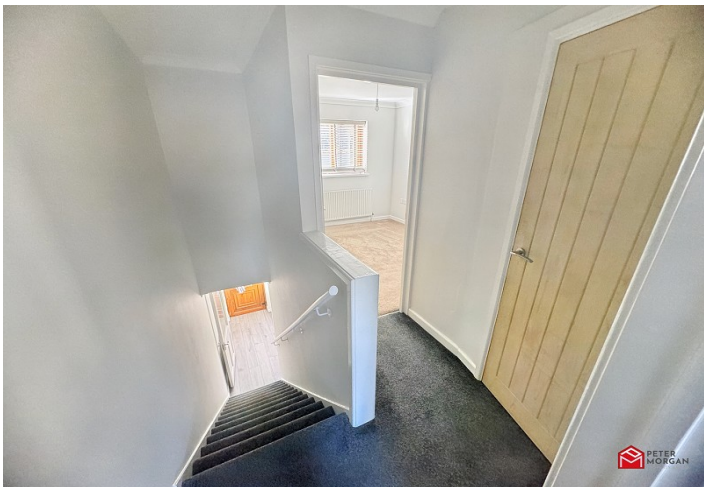
## Utilities

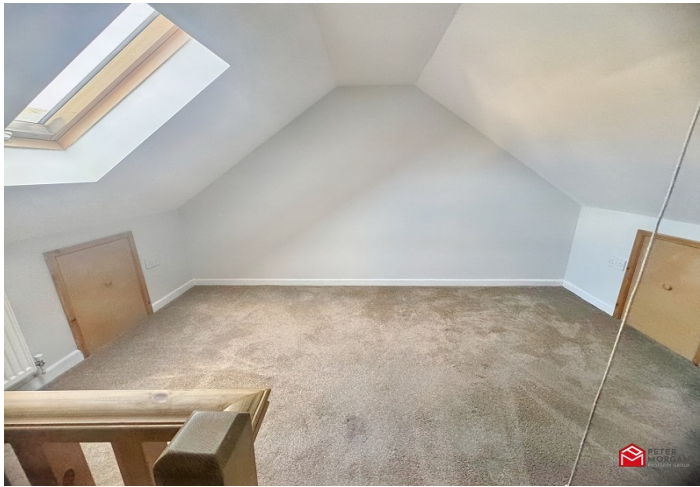
Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Combi

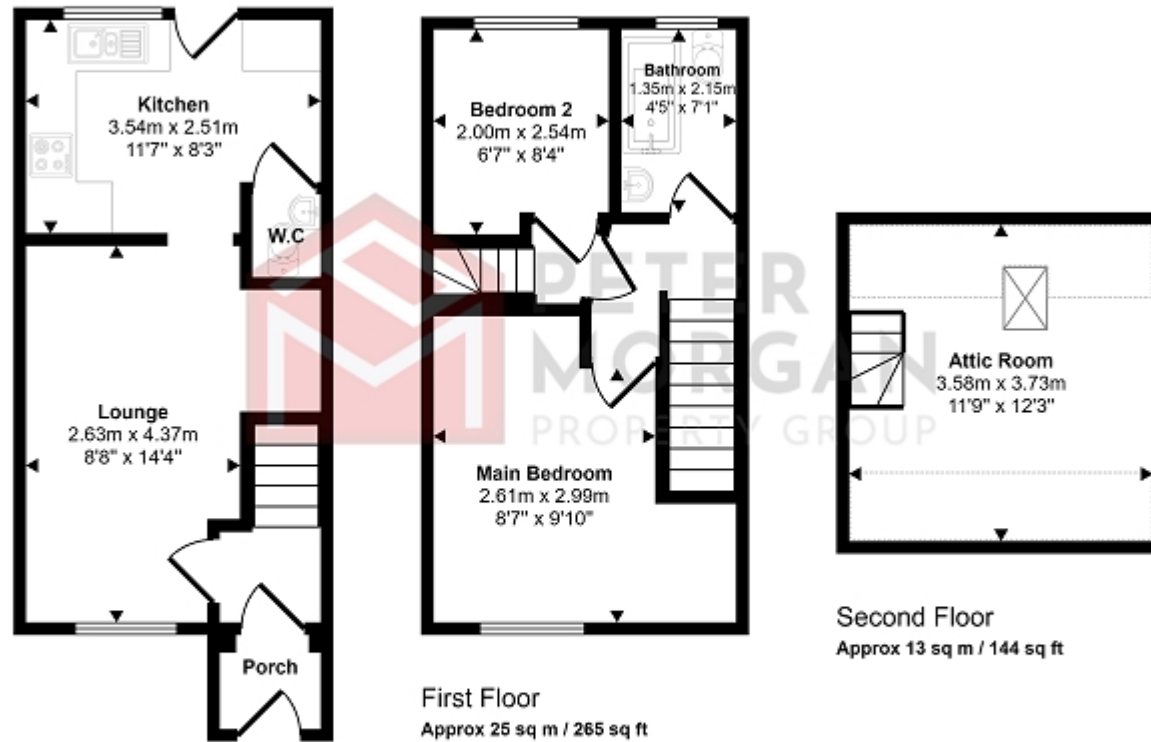
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
64 sq m / 693 sq ft




Ground Floor  
Approx 26 sq m / 285 sq ft

 Denotes head height below 1.5m

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.

## 2 Bramble Close, Caerau, Maesteg. CF34 0SZ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		<b>91</b>
<b>B</b>		
(69-80)	<b>78</b>	
<b>C</b>		
(55-68)		
<b>D</b>		
(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.

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