

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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3 Brick Row, Maesteg, Bridgend. CF34 9HD



£139,995

Main Features

- Recently Refurbished Throughout
- Extended & double fronted (ER:D)
- South facing rear garden
- First floor bathroom
- Popular location within 1 mile of Maesteg Town
- Convenient for local playing fields at The Celtic
- Ideal First Purchase
- Combi gas central heating & uPVC double glazing
- 0.3 miles from rail link at Garth
- Council Tax Band: B EPC: D

General Information

RECENTLY REFURBISHED, EXTENDED & DOUBLE FRONTED 2 BEDROOM MID TERRACED HOME WITH SOUTHERLY FACING REAR GARDEN WITH ACCESS TO COMMUNAL GARDEN SPACE. TWO RECEPTION ROOMS & FIRST FLOOR BATHROOM.

Situated in a popular location within 1 mile of Maesteg Town Centre. Convenient for local playing fields at The Celtic Welfare Park. 0.3 miles from rail link at Garth. The M4 is within 6 miles at Junction 36. Local schools are within 1 mile.

This home has accommodation hallway, fitted kitchen, lounge, separate dining room, utility room, first floor landing, bathroom & 2 bedrooms.

Externally there is a private Southerly facing rear garden.

The property benefits from combi gas central heating and uPVC double glazing

GROUND FLOOR

Hallway

uPVC double glazed front door. Laminate flooring. Carpeted staircase to first floor. Smoke alarm. Central heating thermostat. Oak doors to living room & kitchen.

Lounge

(13' 10" x 11' 11") or (4.22m x 3.63m)
uPVC double glazed window to front with vertical blinds. Open chimney breast with oak wood sleeper. Boxed in gas meter. Illuminated alcoves. Radiator. Laminate flooring. TV connection. Telephone & Internet points. USB charging points.

Kitchen

(11' 9" x 6' 9") or (3.57m x 2.06m)
uPVC double glazed window to front with vertical blinds. Fitted kitchen finished with navy and neutral doors and brushed steel handles. Oak work tops. Tiled splash backs. Resin sink unit with mixer taps. Induction hob with chimney extractor hood. Integrated electric oven and grill. Integrated fridge freezer larder unit. Tile flooring. Radiator. Doors to dining room & main hallway.

Dining Room

(10' 6" x 8' 10") or (3.21m x 2.70m)
uPVC double glazed window to rear with vertical blinds. Laminate flooring. Radiator. TV connection. Oak door containing under stair storage. Oak door leading to

Utility Room

(8' 1" x 4' 6") or (2.46m x 1.36m)
uPVC double glazed door to rear. Plumbed for washing machine. Space for tumble dryer. Work top with splash back tiling. Plastered and skimmed ceiling.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Radiator. Fitted carpet. Walk in airing cupboard housing "Worcester" combi boiler and clothes hanging rails.

Bedroom 1

(11' 10" x 10' 9") or (3.60m x 3.27m)

uPVC double glazed window to front. Fitted carpet. Radiator. Central ceiling light fitting.

Bedroom 2

(12' 1" x 6' 9" x 4' 11") or (3.69m x 2.05m x 1.50m)

uPVC double glazed window to front. Fitted carpet. Wood panelled walls. Two built in wardrobes. Radiator. Loft access.

Bathroom

(10' 7" x 5' 5") or (3.22m x 1.64m)

2 uPVC double glazed windows to rear. Newly fitted 4 piece suite comprising close coupled w.c with push button flush, hand basin with mixer tap set in vanity unit.

Walk in double shower cubicle with mixer shower & doubled ended panelled bath with mixer taps. Floor to ceiling tiled walls. Tiled flooring. Wall mounted resin heated towel rail. Extractor fan.

EXTERNAL

Rear Garden

Graveled section. Rear gate access to communal green area. Bin storage area.

Newly erected fencing.

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.

EPC Rating

D

Viewings

Strictly By Appointment Only

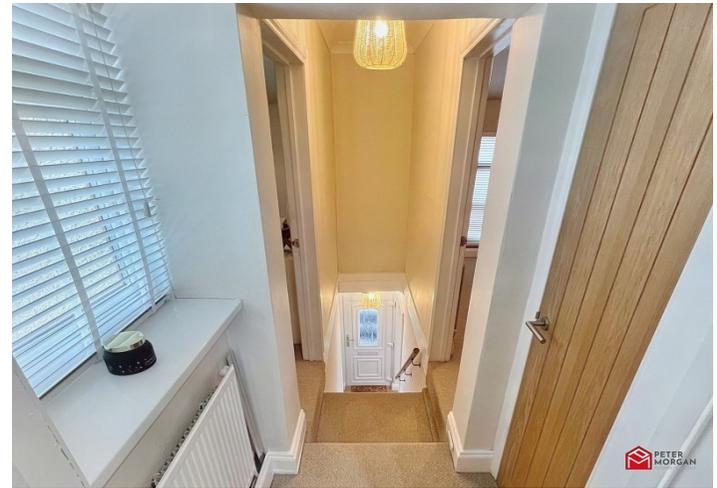
Utilities

Mains water, mains electricity, mains drainage, mains gas

Current council tax banding B

Current heating type Combi

Tenure (To be confirmed) Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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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