

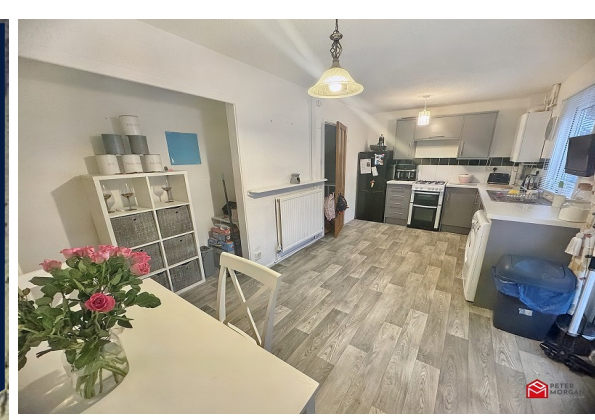


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

64 Chestnut Grove, Maesteg, Bridgend. CF34 0NT

£115,000

Main Features

- Three Bedroom freehold property
- End Terrace.
- Combi-boiler and uPVC glazing
- Front Driveway
- Enclosed front and rear gardens.
- Spacious property
- No on-going chain
- EPC = TBC
- Council Tax Band - A

General Information

Peter Morgan Property Group is pleased to present this three bedroom end terrace property located on Chestnut Grove, Maesteg. The property is located within close proximity to all local facilities and amenities of Maesteg including Maesteg Town Centre; local primary and secondary schools; local doctors surgeries and a local railway station and bus routes. The property also provides good access to Junction 36 of the M4 Motorway; Bridgend Town Centre with all of its facilities and amenities including a main line railway station; and good access to the McArthur Glen Designer Centre.

The property is offered for sale with uPVC double glazing, gas central heating and no ongoing chain. The property is of timber frame construction and would be an ideal first time buy or potential investment property.

Please note; this property is of timber frame

GROUND FLOOR

Entrance Hallway

uPVC front door leading into hallway with plastered walls and ceilings, wall mounted radiator, light fittings to ceiling. Door leading to ground floor WC.

WC

Low level WC, wash hand basin with tiled splashback, vinyl flooring.

Lounge

(14' 7" x 10' 10") or (4.44m x 3.29m)

Plastered walls and ceiling, wood effect laminate flooring, UPVC double glazed window to front aspect, wall mounted radiator, electric fire on brick effect hearth with wooden mantle.

Kitchen/Diner

(17' 5" x 8' 5") or (5.31m x 2.56m)

Fitted kitchen with range of base and wall units in matt grey with silver fittings, complementary work surfaces, stainless steel sink and drainer, plastered walls and ceiling, combination boiler, space for washing machine, ceiling light fittings, ample space for dining area, UPVC double glazed window to rear aspect, UPVC double glazed double doors leading to rear garden.

FIRST FLOOR

Landing

Wooden balustrade, plastered walls and ceiling, fitted carpet flooring, hatch access to loft, wooden doors leading to rooms.

Bedroom 1

(9' 2" x 13' 2") or (2.79m x 4.02m)

Wood effect flooring, wall mounted radiator, UPVC double glazed window to front aspect, plastered walls and ceiling.

Bedroom 2

(8' 6" x 12' 6") or (2.58m x 3.82m)

Plastered walls and ceiling, fitted carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 3

(8' 4" x 8' 4") or (2.54m x 2.54m)

Plastered walls and ceilings, fitted carpet flooring, light fittings to ceiling, UPVC double glazed window to rear.

Bathroom

(7' 6" x 5' 6") or (2.28m x 1.67m)

White 2-piece suite comprising low level WC and wash hand basin, bath with overhead shower, UPVC double glazed frosted glass hopper window, PVC wall panels, tiled flooring.

EXTERNAL

Front Garden

Potential Front driveway. Laid to lawn section with patio paved area, giving side access to rear garden.

Rear Garden

Patio paved area with steps leading to additional patio area, graveled section, laid to lawn area and block built outhouse.

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 A

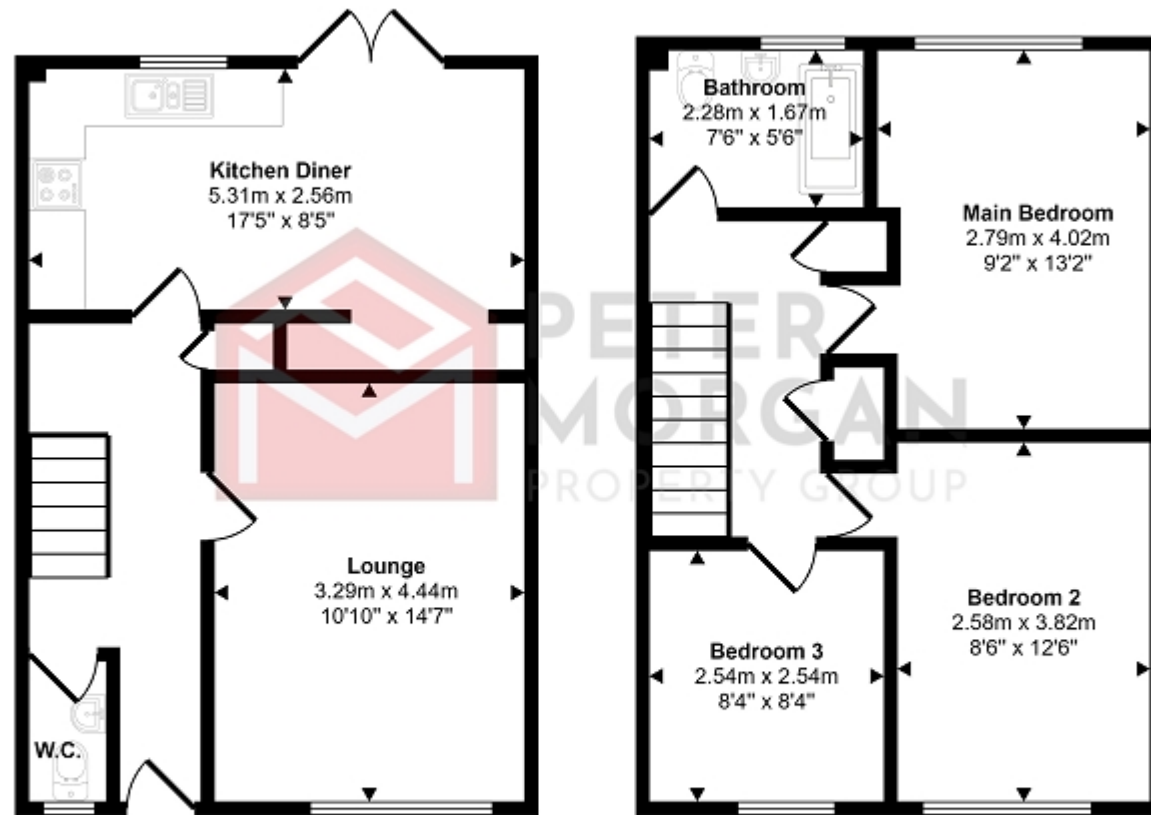
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft

First Floor
Approx 42 sq m / 447 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		
(55-68) D		
(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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