

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



10 Ivor Street, Maesteg, Bridgend. CF34 9AH

**£110,000**



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## Main Features

- Close proximity to town center
- Two Bedrooms
- Enclosed Rear Garden
- Convenient Location
- Rear Lane Access
- Sold with no on going Chain
- EPC - D
- Council Tax Band - B

## General Information

A Mid terrace property situated in a popular location, close to all local amenities, both English and Welsh Primary and Secondary Schools and within walking distance of Maesteg Town Centre and local bus and train station.

The accommodation briefly comprises of entrance porch, lounge/diner, kitchen, first floor landing, three piece bathroom suite and two bedrooms. The property has newly installed uPVC sash windows and combi gas central heating. There is a enclosed low maintenance garden to the rear with rear lane access.

Internal viewing is highly recommended. Potential investment or first time purchase.

The property will be sold with no on-going chain.

## GROUND FLOOR

### Porch

uPVC glazed and panel door. Carpet flooring. Wood panelling to walls. Ceiling light fitting, part glass part wood panel door leading to

### Lounge

uPVC Sash Window to front and rear. Carpet flooring. Papered and panelled walls. Gas fire with wooden mantle and marble effect hearth. Under sill radiators. Wood panel door housing under stair storage. Glass panel and wood door leading to first floor. Glass panel and wood door leading to

## Kitchen

uPVC window facing rear and side garden. Fitted kitchen with a range of base and wall units in stained wood with brass fittings, complimentary work surface, stainless steel sink unit and drainer, space for freestanding gas cooker. Cooker extractor fan, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and artex ceiling, central ceiling lighting, one double radiator, wall mounted combi boiler. uPVC fully obscured glazed door to the side.

## FIRST FLOOR

### Landing

uPVC window facing rear aspect. Carpet staircase and landing. Wood panel balustrade. Wood panel door containing storage. Attic access. Doorways leading to multiple rooms.

### Shower Room

Comprising of a white suite including a double walk in shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the rear, floor to ceiling tiles and walls and vinyl flooring.

### Bedroom 1

Comprising of uPVC sash window, carpet flooring, papered walls, wall mounted radiator

### Bedroom 2

Comprising of uPVC sash window, carpet flooring, papered walls, wall mounted radiator.

## EXTERNAL

### **Rear Garden**

Southerly facing rear garden with gated rear access. Patio sections and laid to lawn area with central footpath leading to block built garden shed.

### **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 in 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 [bcg@petermorgan.net](mailto:bcg@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** B

**Current heating type** Combi


**Tenure (To be confirmed)** Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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