

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**73 Picton Street, Maesteg, Bridgend. CF34 0HH**



PETER MORGAN

**£110,000**

## Main Features

- Two Bedroom Mid Terrace ER=
- Well Presented
- Rear Lane Access
- Spacious Lounge
- Views to the Rear
- Idea First Purchase
- Potential for Rear Parking
- Council Tax: B

## General Information

\*\*\*\*ATTENTION FIRST TIME BUYERS - VIEWING HIGHLY RECOMMENDED\*\*\*\*

An immaculately presented mid terrace property with viewing highly recommended. The property is situated in a convenient location for local shops, post office, public transport routes and Nantyllyllon Primary School. The accommodation briefly comprises of entrance porch, lounge, bathroom and separate w.c. to the ground floor, first floor landing and two bedrooms, lower ground floor kitchen/diner. The property has uPVC double glazed window throughout and combi gas central heating. There is garden to the rear with decking area and small lawned area, garden shed and rear lane access. Ideal first time purchase.

## GROUND FLOOR

### Porch

Entrance via Upvc composite Black half panel double glazed door. Carpet flooring. Plastered walls. Central ceiling light fitting. Consumer unit. Single pane obscured glazed window. Wood panel door lead it to

### Lounge

(21' 9" x 9' 8") or (6.62m x 2.94m)

Upvc double glazed window to front aspect. Carpet flooring. Plastered walls, plastered ceiling. Central wall alcove. Multiple double sockets. Central ceiling light fitments. Wood panel doorway with carpeted staircase leading to basement. Wood panel door leading to

### Inner Hallway

Part carpet part vinyl flooring. Radiator to back wall. Plastered walls. Plastered ceiling. Ceiling light fitment. Installed Smoke alarm. Carpeted staircase leading to first floor. Doorways leading to multiple rooms.

### W.C.

Obscured glazed Upvc window. Vinyl flooring. 2-piece suite comprising of close couple WC with push button flush, pedestal hand wash basin. Tile splash back. Plastered walls and ceiling.

### Bathroom

(8' 8" x 6' 8") or (2.65m x 2.02m)

Obscured glazed Upvc windows. Vinyl flooring. Plastered walls. Panelled bath with chrome shower mixer taps, pedestal hand wash basin. Tile splash back. Wall mounted radiator. Two storage cupboards housing combination boiler.

## FIRST FLOOR

## Landing

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

## Bedroom 1

(13' 11" x 11' 4") or (4.23m x 3.46m)

Upvc double glazed window to the front aspect. Carpet flooring. Plastered walls. Plastered ceiling. Central ceiling light fitting. Back wall radiator. Multiple double sockets.

## Bedroom 2

(10' 10" x 10' 1") or (3.30m x 3.07m)

Upvc double glazed window facing rear aspect. Carpet flooring. Plastered walls, plastered ceiling. Central ceiling lighting. Back wall radiator. Multiple double socket.

## BASEMENT

### Kitchen / Dining Area

(21' 9" x 12' 10") or (6.62m x 3.90m)

Grey gloss wall and base units with black granite effect work top surfaces. Stainless sink and drainer unit with mixer tap. Integrated 4 ring gas hob, electric grill oven with chrome cooker hood. Central room island with base units and oak work top. White tile splash back. Vinyl flooring Multiple double sockets. Plastered ceiling, plastered walls. 2 x Light fitments. Under stair storage cupboard and additional storage room. Radiator to back wall. Upvc double glazed door with obscured glazed panels giving access to the rear garden, Upvc window facing rear aspect.

## EXTERNAL

### Rear Garden

Rear garden comprising of surround fencing erected above the boundary wall. Artificial lawn laid on decking with steps leading to additional decking area. Pathway leading to gated section and rear access.

## INFORMATION

### 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 us at [bcg@petermorgan.net](mailto:bcg@petermorgan.net) (fees will apply on completion of the mortgage).

### 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

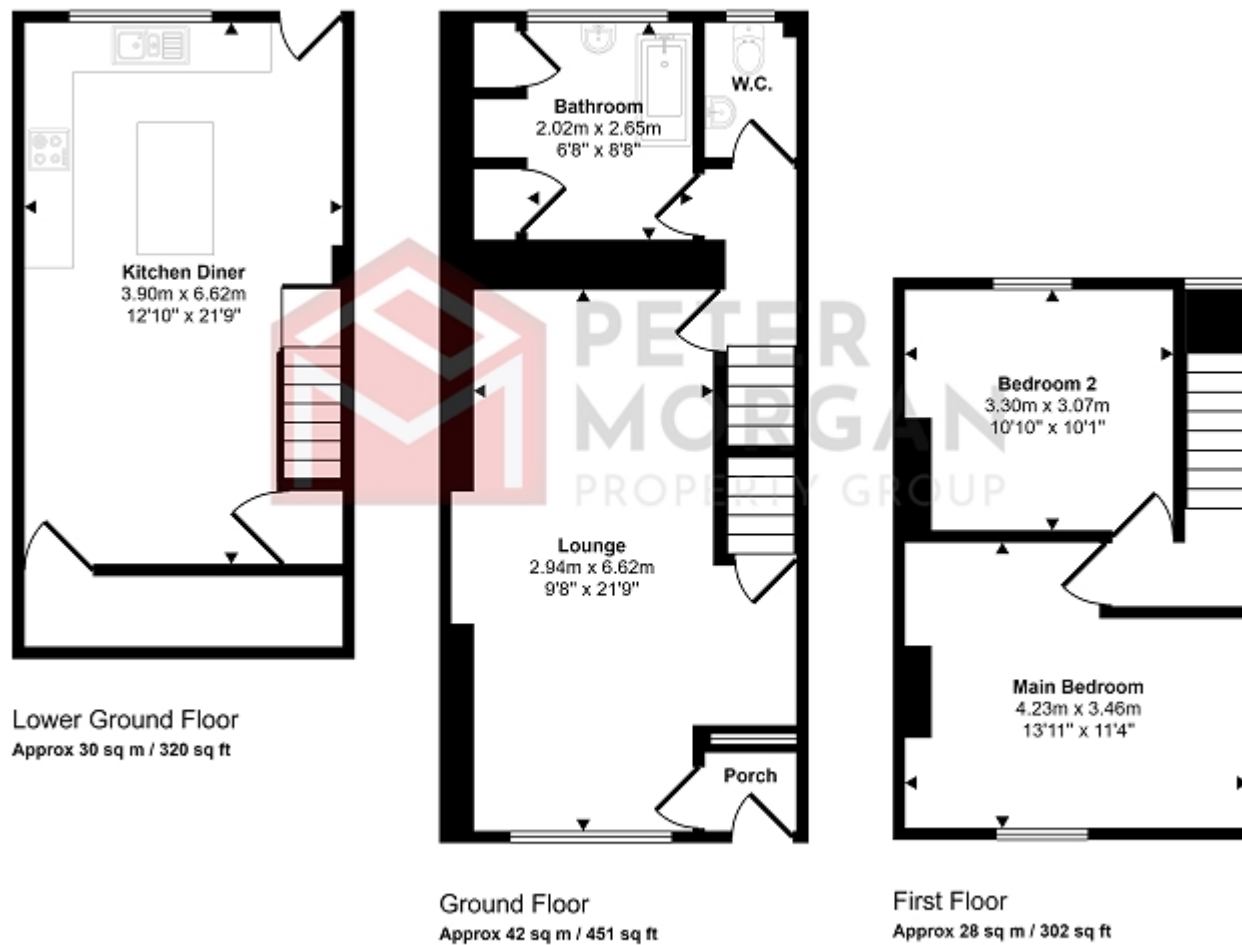
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
100 sq m / 1073 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.

**Neath Port Talbot**  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Bridgend**

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

**Maesteg**

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

**Talbot Green**

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

