

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



46 Salisbury Road, Maesteg, Bridgend. CF34 9EG



**£185,000**



## Main Features

- End Terrace ER -
- Side Lane Access
- Rear Detached Garage
- Spacious Living
- Three Bedroom
- Two Reception Rooms
- Council Tax Band - C

## General Information

Generous sized bay fronted end terrace traditional property, with garage to the rear. In need of slight modernisation three bedrooms and first floor and 4 piece bathroom. This spacious property briefly comprising of entrance porch, two reception rooms, kitchen and separate utility room to the first floor. To the rear there is an enclosed patio area with gated side access and laid to lawn sections. Rear lane access to detached garage. This property offers a great home for a growing family with views down the valley to the front, internal viewing highly recommended to truly appreciate what is on offer in this spacious property. The property situated in a popular residential location and within close proximity of Maesteg Town Centre.

## GROUND FLOOR

### Porch

Entrance via aluminium glazed door into porch, original tile flooring. Electric consumer unit. Feature glass panelled doors to hallway

### Hallway

Carpet flooring, smoke detector, original staircase to first floor landing, original oak doors leading to lounge and dining room. Under stairs recess.

### Lounge

(14' 9" x 13' 0") or (4.50m x 3.96m)

Aluminium glazed bay window to front, carpet flooring. Back wall radiator. Main feature wall gas fireplace with marble effect hearth and Victorian plaster fireplace surround.

### Dining Room

(12' 2" x 11' 7") or (3.71m x 3.53m)

uPVC double glazed patio door giving rear access, carpet flooring, radiator, Main feature wall electric fireplace with marble effect hearth and oak wood fireplace surround.

### Kitchen

(10' 9" x 9' 9") or (3.27m x 2.98m)

uPvc obscured glazed door to rear garden. uPVC double glazed window to side, a range of fitted wall mounted and base units in oak with complimentary work surfaces, freestanding gas cooker, Stainless steel sink and drainer unit. Tiled splash backs, vinyl flooring, Artexed ceiling with strip lighting, radiator, room for table and chairs, wood panelled door to utility room

### Utility Room

(9' 4" x 7' 1") or (2.84m x 2.15m)

A range of fitted wall mounted base units with complimentary work surfaces, plumbed for automatic washing machine and tumble dryer, back wall mounted radiator. Laminate flooring.

## FIRST FLOOR

### Landing

Fitted carpet, access to bedrooms and bathroom via wooden interior panelled doors, attic access.

## Main Bedroom

(12' 10" x 9' 11") or (3.92m x 3.03m)

Georgian style aluminium window to the front. Fitted carpet, wall mounted radiators. Fitted wardrobes and dresser unit.

## Bedroom Two

(12' 2" x 8' 0") or (3.71m x 2.43m)

uPVC window to the rear. Fitted carpet, wall mounted radiators. Fitted wardrobe to back wall.

## Bedroom Three

(10' 1" x 7' 9") or (3.07m x 2.36m)

Aluminium Georgian style window to front, fitted carpet, wall mounted radiator.

## Bathroom

(11' 3" x 9' 10") or (3.44m x 3.0m)

uPVC double glazed obscured window to the rear, four piece bathroom suite, comprising of panelled bath, shower cubicle, low level WC and pedestal wash hand basin, carpet floor, tiled splash backs. Internal Louvre door containing storage and combination boiler.

## EXTERIOR

### Front Entrance

Front forecourt with pathway, wrought iron fencing and area of decorative chippings

## Rear Garden

Concreted area to side leading to gated side access, steps up to garden area which is laid to lawn with a variety of mature plants and shrubs, second patio area and side access in to garage.

## Detached Garage

Detached garage with rear lane access.

## INFORMATION

### 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

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains gas, mains drainage, mains water

**Current council tax banding** C

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold





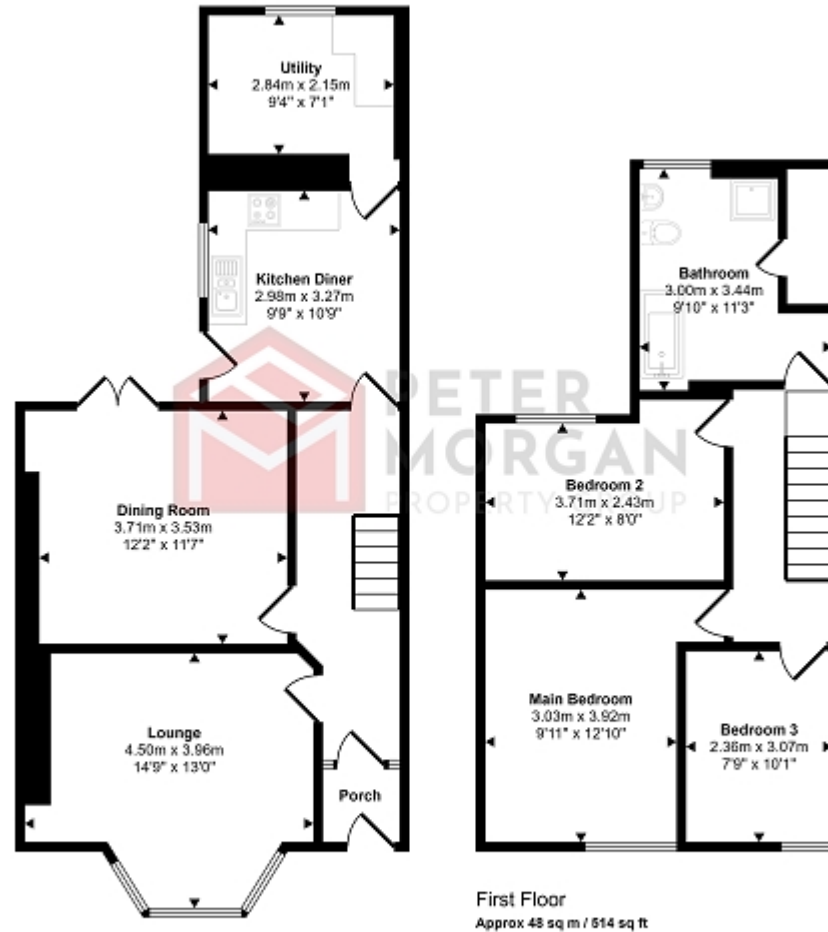









Approx Gross Internal Area  
107 sq m / 1148 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft

First Floor  
Approx 48 sq m / 514 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <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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