

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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8 Y Goedlan, Maesteg, Bridgend. CF34 9GD

£395,000



Main Features

- Desirable and Popular Location
- New Build Estate
- Detached Property
- Double Garage & Driveway
- Modern Interior
- Generous size master bedroom with En-Suite
- Mountain aspect views
- Walking distance to local schools and transport links
- Council Tax Band: E
- Viewing's highly recommended

General Information

GENEROUS SIZED FOUR BEDROOM DETACHED PROPERTY WITH DOUBLE GARAGE, PRIVATE DRIVEWAY ENTRANCE, AMPLE LIVING SPACE , LANDSCAPED GARDENS AND MORE!

Situated in a desirable location, within a popular development in Cwmfelin. The property enjoys a woodland and hillside aspect from Living room and Bedrooms. Approximately 6 miles from the M4 at Junction 36 and within 1 1/2 miles of Maesteg Town Centre, convenient for local pedestrian and bus routes.

The accommodation comprises: Ground floor, hallway with study, w.c, cloak cupboard, lounge, additional reception room, kitchen/diner and utility room. First floor landing with loft access, family bathroom, 4 double bedrooms and master bedroom en-suite shower room.

Externally there is a double driveway , double garage and further private driveway entrance, larger than average side and rear landscaped gardens. This house benefits from uPVC double glazing and gas central heating. Internal viewing is highly recommended.

GROUND FLOOR

Hallway

uPVC composite front door, Solid Oak wood flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel doors leading to multiple rooms.

Study

(8' 6" x 6' 0") or (2.60m x 1.82m)

Upvc double glazed Victorian style window to the front aspect, carpeted flooring and under sill radiator. Coving. Plastered ceilings. Floor to ceiling wooden bookcase main wall. Central ceiling light fitting.

W.C.

(6' 5" x 5' 1") or (1.95m x 1.55m)

Comprising of a 2 piece cloakroom suite in white comprising wash hand basin set in grey high gloss vanity unit WC with enclosed cistern. Part tiled walls and ceramic tiled floor. in ceiling extractor fan and light fitment.

Cloakroom

Housing storage and hanging space.

Kitchen / Dining Room

(19' 7" x 12' 10") or (5.96m x 3.92m)

Quality fitted kitchen with a range of base and wall units in high gloss with chrome fittings, complimentary granite work surface, 1.5 bowl stainless steel sink unit, 5 ring gas hob, Integrated electric oven and grill, chrome cooker hood, attractive glass splashback, Slate tiled floor. integrated fridge/freezer, plumbed space for dishwasher, ample space for large table and chairs, Artex ceiling, one double radiator, chrome light fitment with additional hanging pendant lighting. uPVC windows with open aspect views to the rear, uPVC double patio doors giving access to the rear garden.

Utility Room

Fitted with base units in high gloss with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, Slate tiled floor, plumbed for automatic washing machine, space for tumble dryer or dishwasher, artex ceiling, PVC fully obscured glazed door to the side. Radiator.

Reception Room Two

(11' 4" x 8' 8") or (3.46m x 2.63m)

Solid Oak wood flooring, plastered walls, ceiling and coving. Back wall mounted radiator. Central ceiling dimmable light fitment. Wooden panel half glazed double doors leading to

Lounge

(17' 0" x 11' 7") or (5.18m x 3.54m)

uPVC Victorian style bay window. Solid Oak wood flooring. Symmetrical ceiling lighting. Main wall coal effect gas fireplace with marble hearth and Oak surround. Under sill and back wall radiator. Plastered walls, ceiling and coving.

FIRST FLOOR

Landing

uPVC Victorian style staircase window. Carpeted to staircase and landing area. Oak spindle balustrade. Central ceiling landing light fitment. Loft Access. Airing cupboard housing hot water tank and storage. Panelled doors leading to multiple rooms.

Master Bedroom

(14' 10" x 11' 4") or (4.51m x 3.46m)

Generous sized master bedroom, comprising of carpet flooring, uPVC Victorian style double glazing, plastered, neutral emulsioned walls and coving. Wall mounted radiator, central ceiling light fitting. 2 x double doors housing internal wardrobes and entrance to

Master Bedroom En Suite

(4' 11" x 6' 11") or (1.51m x 2.11m)

Comprising of a white suite including a shower cubicle with thermostatic dual head, wash hand basin and a low level WC. 2 frosted uPVC double glazed windows, floor to ceiling tiled walls and tile flooring. Wall mounted chrome heated towel rail. Spotlights to ceiling.

Bedroom 2

(11' 4" x 9' 9") or (3.45m x 2.98m)

Double bedroom comprising of Solid Oak wood flooring, uPVC Victorian style double glazing, plastered, neutral emulsioned walls and coving. Wall mounted under sill radiator, central ceiling light fitting. Double doors housing internal wardrobes.

Bedroom 3

(8' 8" x 11' 6") or (2.63m x 3.50m)

Double bedroom comprising of Solid Oak wood flooring, uPVC double glazing, plastered, neutral emulsioned walls and coving. Wall mounted under sill radiator, central ceiling light fitting. Door housing storage.

Bedroom 4

(9' 8" x 7' 9") or (2.95m x 2.36m)

Double bedroom comprising of solid Oak wood flooring, uPVC double glazing, plastered, neutral emulsioned walls and coving. Wall mounted under sill radiator, central ceiling light fitting. Double doors housing internal wardrobe.

Family Bathroom

(8' 6" x 6' 4") or (2.58m x 1.93m)

Comprising of a white suite including a bath with shower over, wall hung wash hand basin and low level WC. A frosted uPVC double glazed window. Floor to ceiling splash back tiling. part tiled part plastered walls and tile flooring. Wall mounted chrome heated towel rail. Ceiling spotlighting.

EXTERNAL

Front Garden

Tarmac private access to property, driveway for multiple vehicles and tiled roof double garage. Wrap around laid to lawn garden with paved steps leading to property. Brick built boundary wall and back wall boundary fencing.

Rear Garden

Paved patio area giving entrance access points. Laid to lawn garden with boundary wall 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.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Gas

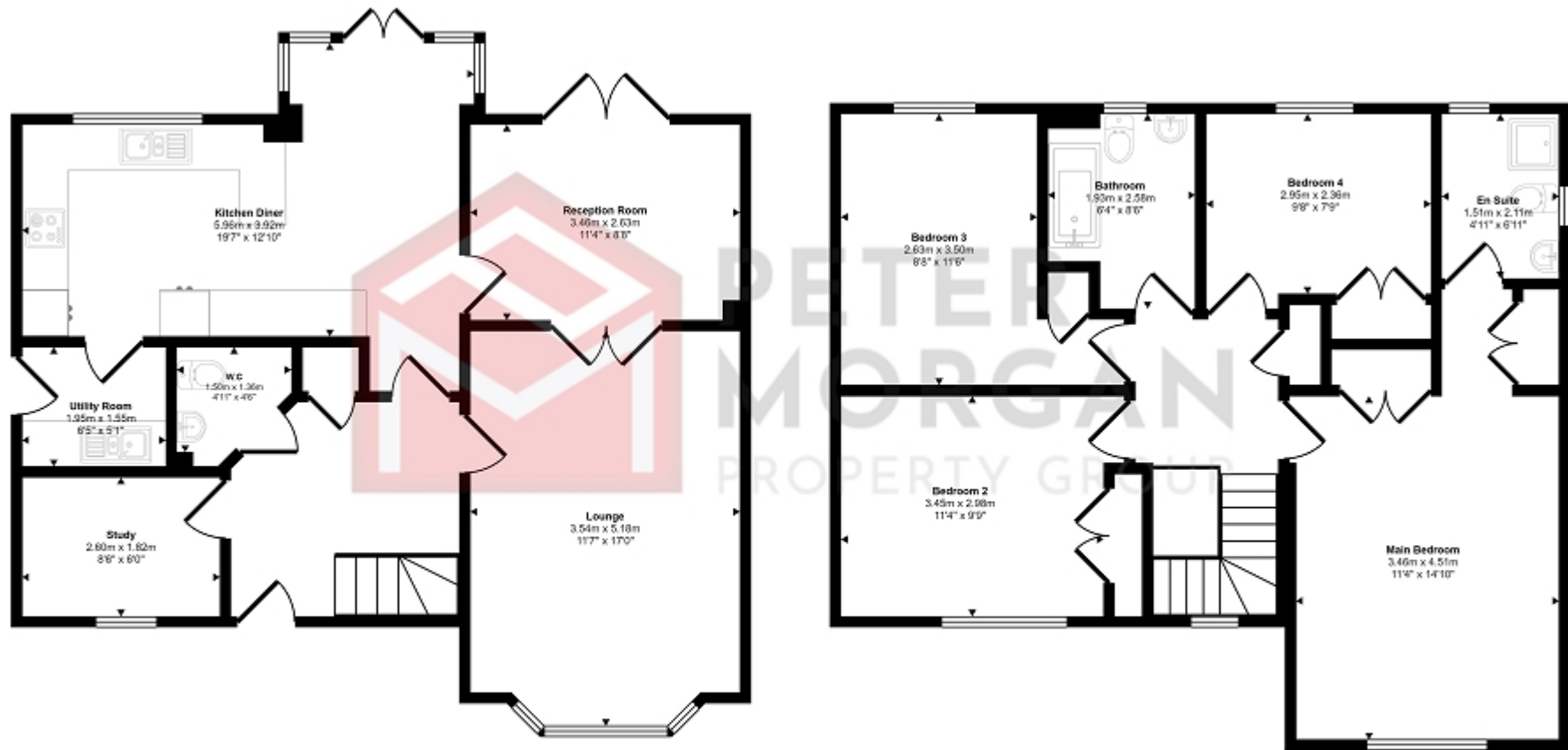
Tenure Freehold







Approx Gross Internal Area
137 sq m / 1471 sq ft




Ground Floor
Approx 69 sq m / 739 sq ft

First Floor
Approx 68 sq m / 731 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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