

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



34 Hearts Of Oak Cottages, Caerau, Maesteg, Bridgend. CF34 0TU



£100,000

Main Features

- Convenient Location
- Ideal Potential Investment
- Two Reception Rooms
- Kitchen/Diner.
- Newly Installed Boiler
- uPVC windows throughout
- Generous sized rear garden with rear access
- Council Tax Band - A
- EPC - D

General Information

Peter Morgan Property Group are pleased to offer to the market this three bedroom mid-terraced property in a quiet area of Nantyllyllon. Conveniently located for access to local schools, shops and public transport links. The accommodation briefly comprises a hallway, reception room, open plan kitchen/diner, inner hallway and shower room to the ground floor. Landing and three bedrooms and to the first floor. The property is need of some modernisation and refurbishment.

Please note: the freehold on the property was bought by the owner in July 1983 (paperwork available)

GROUND FLOOR

Hallway

Upvc panelled and glazed front door, Laminate flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect. Electric consumer unit. Upvc panelled and glazed doors leading to multiple rooms.

Reception Room One

uPVC window, carpet flooring. Plastered walls and ceiling. Light fitting to central ceiling. Gas meter.

Kitchen / Dining Room

Fitted kitchen with a range of oak base and wall units, complimentary marble effect work surface, stainless steel sink and drainer unit, splashback tiling, part ceramic tiling part laminate flooring. Space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, space table and chairs, coved and artex ceiling, symmetrical ceiling lighting, double radiator. Coal effect gas fire fireplace to main wall with ceramic tile hearth and wooden mantle. uPVC window with open aspect views to the rear, uPVC panel and glazed door leading to

Inner Hallway

uPVC panel and glazed door, plastered walls and ceiling. Ceiling light fitting, Ceramic tile flooring. uPVC panel and glazed door leading to

Shower Room

Comprising of a white suite including a shower cubicle with glass door. Freestanding pedestal wash hand basin and a low level WC. A frosted uPVC double glazed window, floor to ceiling tiles and tile flooring.

FIRST FLOOR

Landing

Carpet staircase and landing. Wood panel doors leading to multiple rooms. Plastered walls and ceiling. Loft Access.

Bedroom 1

Comprising of carpet flooring, 2 x uPVC Double glazed windows, plastered walls, wall mounted radiator, ceiling light fitment. Door housing cupboard storage.

Bedroom 2

Comprising of carpet flooring, uPVC double glazed window, plastered walls, wall mounted radiator, ceiling light fitment.

Bedroom 3

Comprising of carpet flooring, uPVC double glazed window, plastered walls, wall mounted radiator, ceiling light fitment. Door housing cupboard storage and combi boiler.

EXTERNAL

Rear Garden

Low maintenance rear garden, minimal steps leading to patio paved area and gated rear access.

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

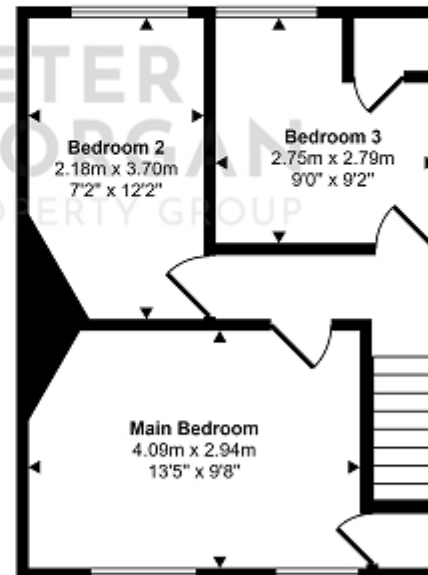




Approx Gross Internal Area
75 sq m / 811 sq ft




Ground Floor
Approx 41 sq m / 438 sq ft



First Floor
Approx 35 sq m / 373 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.

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| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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



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

www.petermorgan.net
03300 563 555

