

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Station Street, Maesteg, Bridgend. CF34 9AL



PETER MORGAN

£115,000

Main Features

- Walking Distance to Maesteg Town Centre
- Three bedroom property
- uPVC windows throughout
- Enclosed low maintenance rear garden
- Two Reception rooms
- No Chain
- Council Tax Band - B
- EPC - E

General Information

Peter Morgan Property Group are pleased to offer for sale this Three double Bedroom Mid Terraced Property For Sale with no on-going chain, within walking distance of Maesteg Town Centre and all its amenities. The property comprises Entrance porch, Two Reception Rooms, Kitchen, Shower Room, W.C, Inner Hall, and utility area to the Ground Floor. Landing area and Three Bedrooms to the First Floor. The property benefits from Upvc Double Glazing and a Private Rear Garden. Internal viewing highly recommended.

GROUND FLOOR

Porch

Entrance via uPVC panelled door, papered walls. Wall mounted electric consumer unit. Staircase to first floor. Panelled door leading to

Lounge

uPVC window. Laminate flooring, plastered ceiling, central ceiling light fitting. Wall mounted electric heaters. Main wall tile feature. Obscured glazed bi-fold doors leading to

Reception Room Two

Single pane window. Laminate flooring, plastered ceiling, central ceiling light fitting. Wall mounted electric heaters. Main wall tile feature with open chimney breast housing an electric fire place and wooden sleeper. Panelled door leading to

Kitchen

Fitted kitchen with a range of base and wall units, complimentary work surface, stainless steel sink and drainer unit, space for a freestanding electric cooker, attractive splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, coved and artex ceiling, single batten light fitment. uPVC windows one to the rear with open aspect views. Wall mounted electric heater. Panelled door leading to

Utility Room

uPVC window. Floor to ceiling tiled walls with tiled flooring. Wall and base units with work surface over. Wall mounted electric heater. uPVC panelled obscured glazed door leading to rear garden.

W.C.

uPVC obscured glazed window. Low level w.c. Floor to ceiling tiled walls with tiled flooring. Panelled door leading in.

Shower Room

Comprising of a white suite including a double shower cubicle with sliding glass doors. Wash hand basin with oak vanity unit. A frosted uPVC double glazed window, floor to ceiling tiled walls and tile flooring. Cupboard housing combi boiler and storage.

FIRST FLOOR

Landing

Carpet staircase and landing giving loft access and entrance to bedrooms. Wall mounted electric heater.

Bedroom 1 (Front)

uPVC window to the front, laminate flooring. Part papered part tile walls. Double pine louvre doors housing wardrobe space and storage.

Bedroom 2 (Rear)

uPVC window to the rear, laminate flooring. Part papered part tiled walls.

Bedroom 3 (Rear)

uPVC window to the rear, laminate flooring. Part papered part tile walls.

EXTERNAL

Rear Garden

Paved area leading to graveled section with erected fencing inside the boundary wall.

INFORMATION

You will be expected to provide your details for an AML check on agreement of an offer the cost for the check is £20.00 per buyer.

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

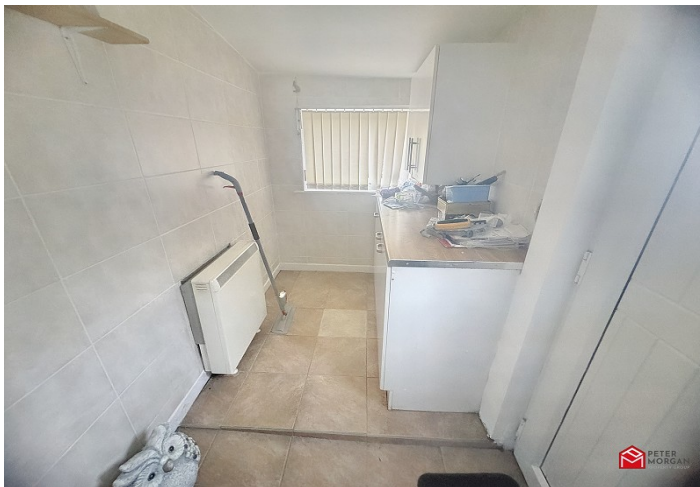
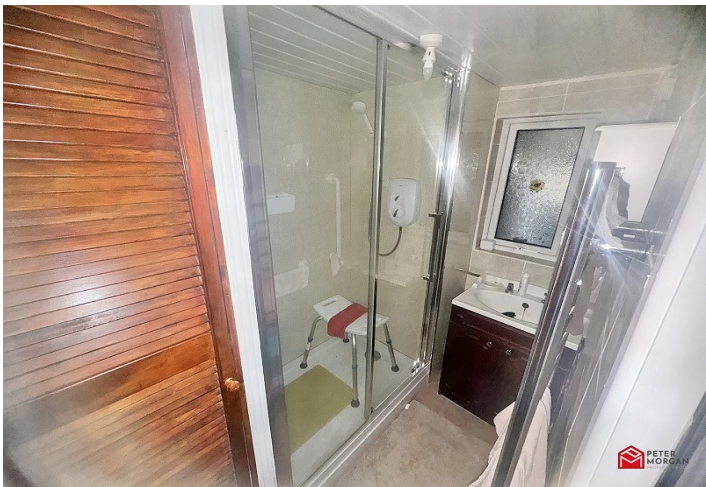
Utilities

Mains electricity, mains water, mains drainage

Current council tax banding B

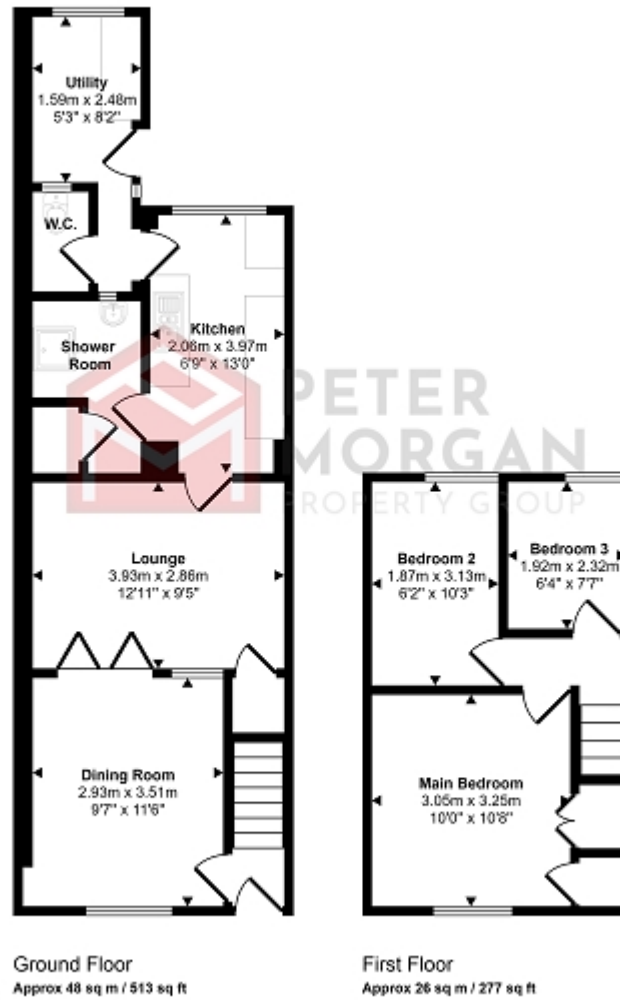
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
73 sq m / 790 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		89
(69-80) C		
(55-68) D		
(39-54) E	42	
(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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