

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



21 Brynmawr Place, Maesteg, Bridgend. CF34 9PB

**£280,000**



## Main Features

- Three Bedroom
- Semi-Detached Luxury Property
- Two Reception Rooms
- Outbuilding/Gym/Gaming Room
- Garden Bar
- Enclosed Rear Garden
- Close to Town Centre
- EPC Rating - D
- Council Tax Band - C

## General Information

Peter Morgan Property Group are excited to offer to the market this immaculately presented three bedroom semi-detached old Victorian style property. Renovated to a high standard with luxury fittings, the property further benefits from high ceilings, two reception rooms and a high spec kitchen with integrated appliances, an outhouse building to the rear which is currently being used as an gym and a children's gaming room, there is a separate outdoor w.c and garden bar. Situated within a popular area and conveniently located to local schools, Maesteg Town Centre with all it's amenities and public transport links. Internally the property briefly comprises of an entrance hall, a lounge with bay windows, a dining room with uPVC double doors giving direct access to the rear garden, a modern kitchen to the ground floor. To the first floor there are three spacious bedrooms and luxury four piece bathroom suite with some stand-out features. Externally there is a front and rear garden both mainly laid to slate patio slabs. The front garden has a side gate providing access into the rear garden. The rear garden offers an enclosed space with access into a garden bar, and outdoor w.c and the outhouse building. The outhouse benefits from a kitchenette, shower room and additional sitting/gaming room. Must be viewed to appreciate the modern features and overall space.

## GROUND FLOOR

### Entrance Hallway

Composite door with obscured glass to front. Solid wood, parquet flooring. Understair storage cupboard. Carpeted Staircase to first floor. Modern black primed doors to multiple rooms.

### Lounge

(12' 1" x 10' 2") or (3.69m x 3.09m)

Upvc bay window to front. Solid wood parquet flooring. Marble electric fireplace with pebble feature. Under sill modern column horizontal radiator.

### Reception Room

(10' 11" x 10' 9") or (3.33m x 3.27m)

Upvc double doors to rear. Solid wood parquet flooring.

### Kitchen / Dining Area

(19' 3" x 9' 3") or (5.86m x 2.82m)

Fitted with a matching range of luxury wall and base units with quartz worktop space over. 1 1/5 sinks with mixer tap and a waste disposal. Integrated combi microwave/oven, 5 ring gas cooker hob, fridge freezer, washing machine/tumble dryer, dishwasher and wine cooler. Tiled flooring. X2 Upvc windows to side. Upvc door leading to rear garden.

## FIRST FLOOR

### Landing

Fitted carpets to staircase and landing with loft access. Built in storage cupboard. Internal doors leading to multiple rooms.

## Family Bath & Shower Room

(9' 3" x 9' 3") or (2.82m x 2.82m)

Luxury four piece bathroom suite comprising of a low level wall hung w.c, a wash hand basin with gold mixer tap, a large walk-in shower cubical with gold fixtures, a ceiling waterfall shower and feature glass shower screen. A bath with freestanding gold mixer tap and shower head. Tiled flooring and part tiled walls. Upvc window with obscured glass to rear.

## Master Bedroom

(17' 1" x 10' 8") or (5.20m x 3.25m)

Spacious master bedroom comprising of Upvc sash windows to front. Laminate flooring, modern column radiators.

## Bedroom 2

(11' 0" x 10' 8") or (3.35m x 3.25m)

Comprising of Upvc sash windows to front. Laminate flooring, modern column radiators.

## Bedroom 3

(9' 8" x 6' 2") or (2.94m x 1.87m)

Spacious master bedroom comprising of Upvc sash windows to front. Laminate flooring, modern column radiators.

## EXTERNAL

### Front Garden

Wrought iron gate to front with slate steps leading to court yard area and gate giving side access and to rear garden. Laid to mainly slate patio slabs.

### Rear Garden

Laid to slate patio slabs with doors providing access to outdoor w.c and garden bar. Steps with glass banister leading to outbuilding.

## Outbuilding

Upvc double doors to front and rear with electric shutter door. Entrance via hallway opening to kitchenette with fitted wall and base units, worktop space and stainless steel sink and drainer unit with mixer tap. Doors to shower room and w.c. lounge/office space/gym/gaming room with uPVC window to front. Wall mounted gas combination boiler.

## Garden Bar

Laminate flooring with electric roller shutter bar window, fitted units and worktop space.

## 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 gas, mains drainage

**Current council tax banding** Not Specified

**Current heating type** Not Specified

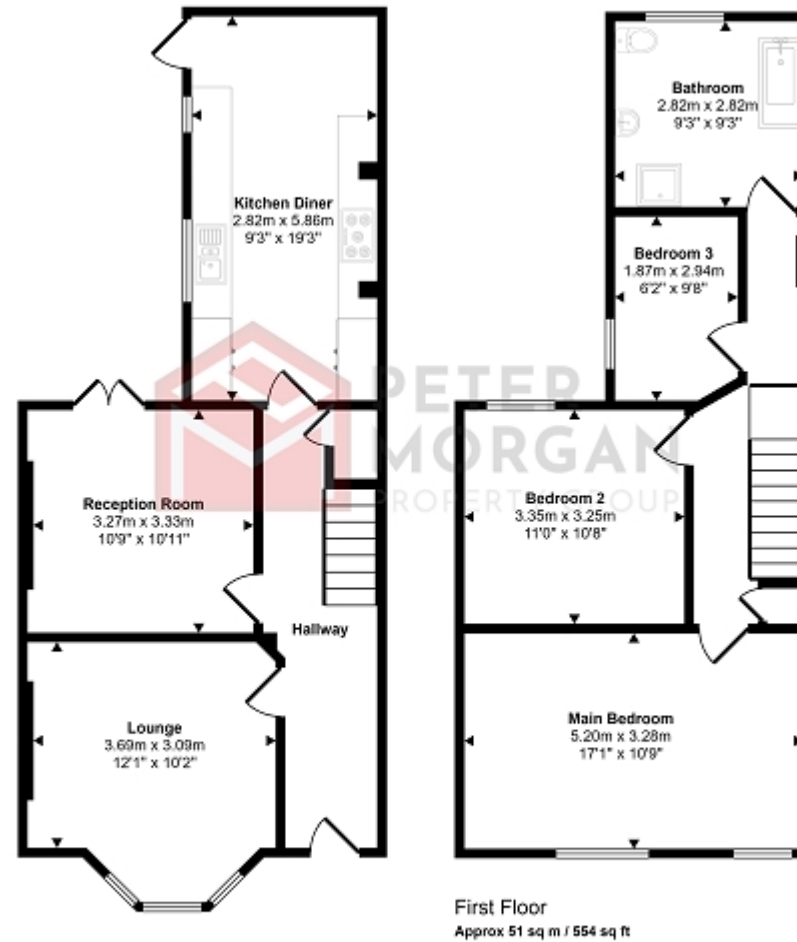
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
106 sq m / 1134 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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