

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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67 Neath Road, Maesteg, Bridgend. CF34 9PH

£230,000



Main Features

- Recently Refurbished Throughout
- Front and Rear Gardens
- Rear Hard standing for Parking
- Popular Location
- Walking Distance to Town Centre and Local Hospital
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom First Floor Shower Room
- Council Tax Band - D
- EPC - Process of Renewal

General Information

A three bed semi detached recently refurbished throughout property situated in a popular location and within easy access of Maesteg Town Centre, Maesteg Welfare Park and local Primary and Secondary Schools.

The accommodation briefly comprises of entrance porch, downstairs bathroom, inner hallway, lounge, dining room, fitted kitchen, utility area, first floor landing, shower room and three bedrooms. The property has uPVC double glazing throughout, combi gas central heating. Garden to front and rear, hard standing to the rear for parking with storage area underneath. Internal viewing highly recommended to appreciate all this property has to offer.

GROUND FLOOR

Porch

uPVC double glazed composite door with side panel window, tiled flooring, loft access, wall mounted radiator, modern interior oak doors leading to the bathroom and spacious inner hallway.

Family Bathroom

(8' 8" x 5' 7") or (2.64m x 1.70m)

Frosted uPVC double glazed window to the rear, three piece bathroom suite in white comprising of modern P shaped panelled bath, low level w.c. and wash hand basin set in vanity unit, wall mounted radiator, floor to ceiling tiling and tiled flooring.

Inner Hallway

(9' 10" x 9' 3") or (3.00m x 2.82m)

Spindled banister staircase leading to first floor landing, plastered ceiling, understair storage cupboard, emulsioned walls, engineered wood flooring, modern interior oak doors leading to reception room, lounge and kitchen.

Reception Room

(10' 0" x 9' 4") or (3.05m x 2.84m)

upVC double glazed bay window to the front, engineered wood flooring, radiator, artexed ceiling, emulsioned walls. Central ceiling light fitting.

Lounge

(12' 2" x 11' 4") or (3.71m x 3.45m)

upVC double glazed bay window to the front, engineered wood flooring. Back wall radiator, artexed ceiling, emulsioned walls. Central ceiling light fitting.

Kitchen

(9' 2" x 9' 3") or (2.79m x 2.82m)

uPVC double glazed window and door to the rear, a range of fitted wall mounted and base units with complimentary oak work surfaces housing 5 ring gas hob with overhead glass extractor fan, with tiled splashback, built-in stainless steel oven and grill, cupboard housing combi gas central heating boiler, radiator, integrated dishwasher, built-in 1 1/2 black resin sink and drainer unit with mixer taps, wall mounted vertical column radiator, engineered wood flooring, plastered ceiling with inset ceiling spotlighting. Modern interior door to utility area.

Utility Area

uPVC double glazed window to the rear, plumbed for automatic washing machine, multiple electric sockets.

FIRST FLOOR

Landing

uPVC double glazed window to the rear overlooking the garden, fitted carpet, modern interior panelled doors leading to shower room and three bedrooms.

Bedroom 2

(9' 2" x 10' 3") or (2.79m x 3.12m)

uPVC double glazed window to the rear, fitted carpet, radiator, artexed ceiling with central ceiling lighting, emulsioned walls. Main wall with set in alcoves..

Master Bedroom

(10' 7" x 12' 2") or (3.23m x 3.71m)

uPVC double glazed window to the front, fitted carpet, radiator, plastered ceiling with inset ceiling spotlighting, emulsioned walls. Media wall to main feature wall with electric log fire feature and floor to ceiling sliding fitted wardrobes.

Bedroom 3

(8' 7" x 9' 0") or (2.62m x 2.74m)

uPVC double glazed window to the front, fitted carpet, radiator, plastered ceiling with inset ceiling lighting, emulsioned walls. Main wall with floor to ceiling sliding fitted wardrobes.

Shower Room

(5' 10" x 6' 10") or (1.78m x 2.08m)

Frosted uPVC double glazed window to side, Three piece suite comprising of walk-in dual head thermostatic shower , low level w.c. and built vanity unit wash hand basin, artexed ceiling, floor to ceiling tiling with wood effect tile flooring.

EXTERNAL

Front Garden

Entrance via wrought iron gate, garden area laid to lawn, patio area, a variety of mature plants, shrubs and trees.

Rear Garden

Central pathway, area laid to lawn, patio area, decorative chipping area, hard standing to the rear with storage underneath, storage shed built-into the property.

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.

Viewings

Strictly By Appointment Only

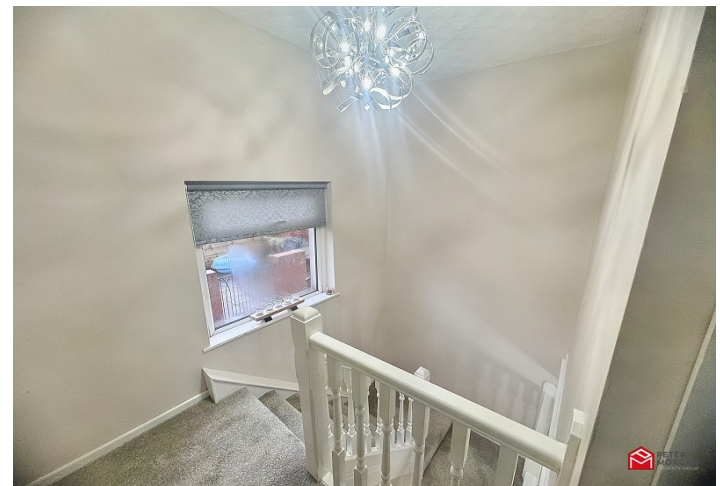
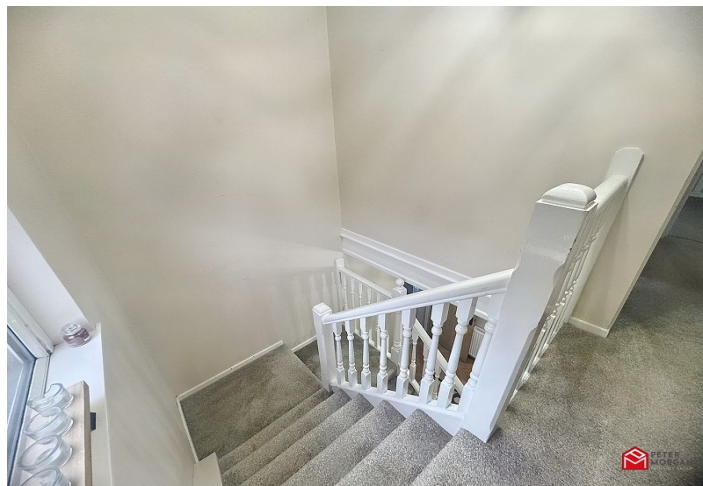
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Combi

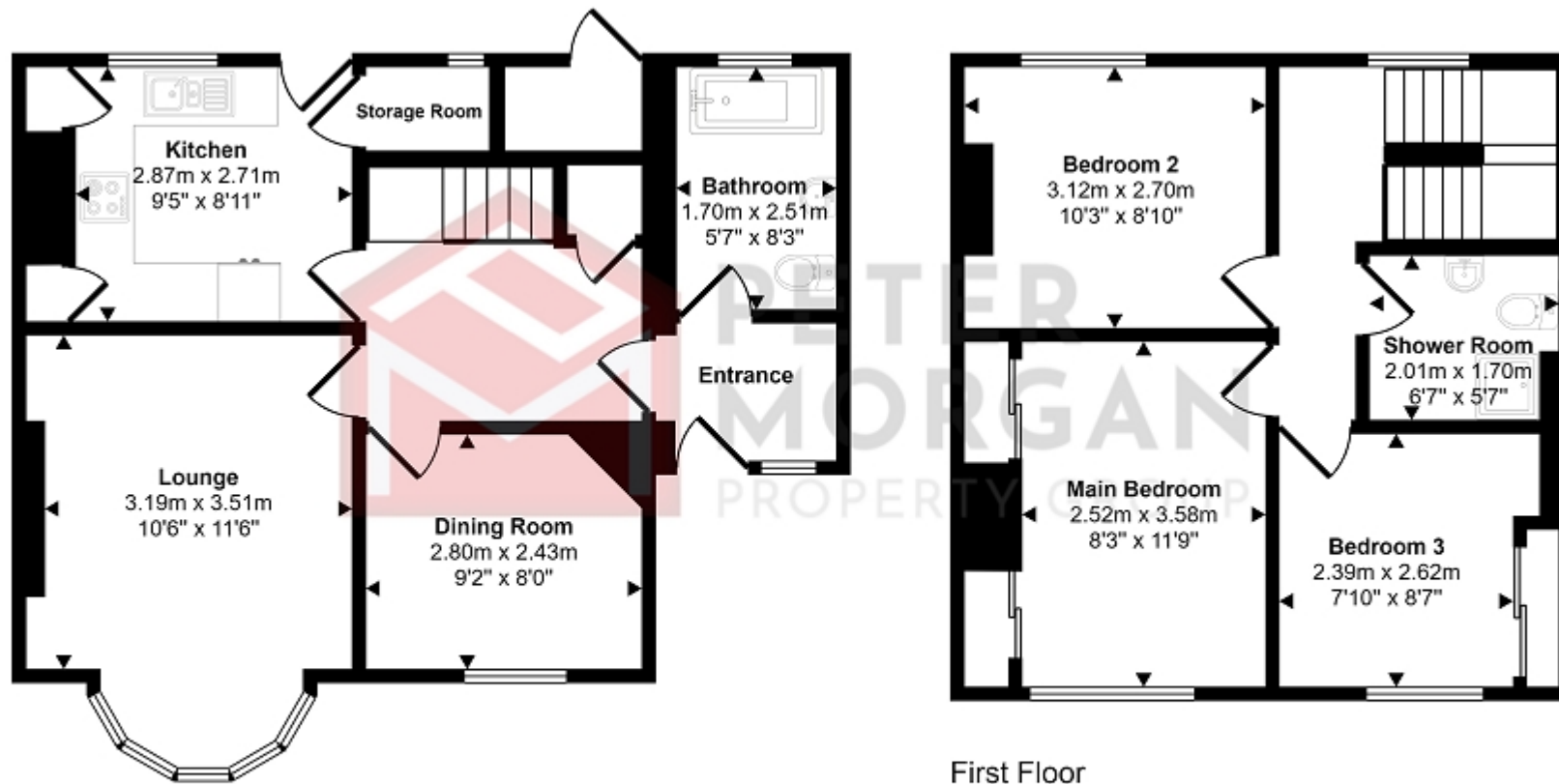
Tenure Freehold








Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft

First Floor
Approx 40 sq m / 426 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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