

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 School Road, Maesteg, Bridgend. CF34 9LN



PETER MORGAN

£260,000

Main Features

- Detached Extended Four Bedroom Bungalow
- Multiple Vehicle Driveway
- Wrap Around Garden
- Great Central Location
- Garage
- Bathroom and Shower/Utility Room
- Recently Refurbished
- EPC Rating - D
- Council Tax Band - D

General Information

Peter Morgan Property Group are delighted to offer to market this four bedroom detached bungalow which is situated close to Maesteg Town Centre. The property benefits from a large wrap around garden which is mainly laid to lawn, driveway which allows parking for a number of vehicles and leads to a garage which is need of some repairs. Upvc double glazing and gas central heating. The property comprises of entrance hall, lounge, kitchen/diner, bathroom, shower/utility room and four bedrooms. The property has been modernised and recently refurbished opening up the kitchen area to make addition living space.

Hallway

Enter through Upvc composite door, laminate flooring, window to side, loft hatch. Wall mounted raditors. Doorways to multiple rooms.

Master Bedroom

Upvc double glazed window to the front with under sill radiator. Laminate flooring and coving.

Lounge

Upvc double glazed bay window to the front, with under sill radiator. Laminate flooring, log burner with wood sleeper and slate hearth.

Kitchen / Dining Area

Extended kitchen/dining comprising of Upvc double glazed window to the side, laminate flooring. Black resin sink and drainer unit. Five ring gas range cooker, with chrome chimney cooker hood. A range of base and wall mounted units with complimentary work top surfaces, large corner larder. Tiled to splash back areas and door leading through to bathroom and utility/shower room.

Bedroom 2

Upvc double glazed window to the rear, laminate flooring, radiator and coving.

Bedroom 3

Upvc double glazed window to the rear looking onto the garden, laminate flooring, radiator and coving

Bedroom 4/Study

Upvc double glazed window to the side with stunning valley views, laminate flooring and radiator.

Bathroom

Upvc obscured glazed window to the rear, tiled flooring, part tiled walls. Free standing roll top bath, low level W.C, pedestal wash hand basin. Wall mounted radiator.

Inner Hallway

Upvc part panelled door giving access to rear garden. Laminate flooring

Utility/Shower Room

EXTERIOR

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

D

Current heating type

Combi

Tenure (To be confirmed)

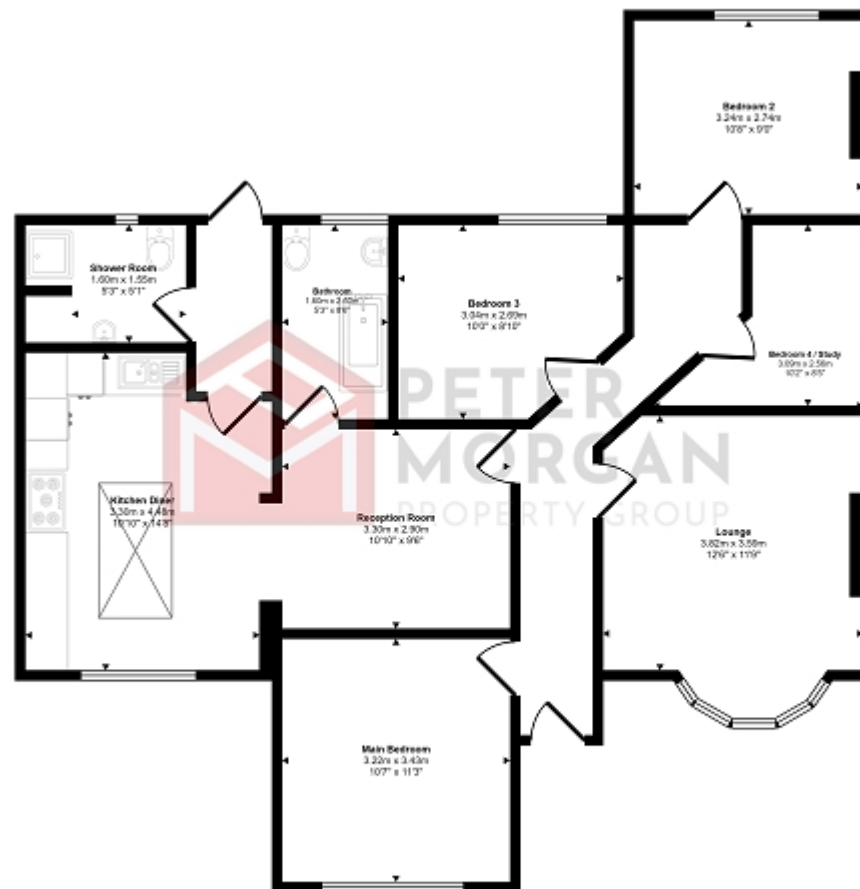
Freehold








Approx Gross Internal Area
95 sq m / 1023 sq ft



Floorplan

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		82
(69-80) C		
(55-68) D	59	
(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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