

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



69 Caerau Road, Maesteg, Bridgend. CF34 0PR



£70,000

Main Features

- NEW ON THE MARKET EPC=D
- A THREE BEDROOM PROPERTY
- SITUATED CLOSE TO LOCAL AMENITIES
- GOOD SIZED RECEPTION ROOM
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND = A
- OFFERS IN THE REGION OF £70,000
- NO CHAIN
- NEED A MORTGAGE? WE CAN HELP

General Information

We have to offer a Mid-Terrace house which is considered to be a great first time buy or a good investment property .

The property comprises ground floor hallway, lounge/ dining room, kitchen, utility room, bathroom and separate w.c.. First floor landing and 3 bedrooms.

Located in the village of Caerau in Maesteg the property is close to local amenities, with good transport links and easy access to the M4 corridor and great location for the local primary school. The property will be sold as Vacant possession with no on going chain.

The Maesteg area is based in the Llynfi Valley, the town hall in the centre of Maesteg Town is currently under going a multi-million pound renovation project. Once complete this will provide new opportunities and facilities to the local community, for future generations and is a great area to start investing in. Please contact us at the Maesteg Branch for further details

GROUND FLOOR

Hallway

(22' 1" x 5' 11") or (6.73m x 1.80m)

uPVC front door. Carpet. Papered walls. Artexed ceilings. Light fittings. Part glazed wood panelled door. Radiator. Staircase with wooden balustrade leading to first floor.

Reception Room

(21' 10" x 11' 1") or (6.65m x 3.38m)

uPVC window to front. Internal uPVC window to kitchen. Carpet. Papered and coved ceiling. Papered walls. 2 light fittings to ceiling.

Kitchen

(12' 8" x 9' 1") or (3.85m x 2.77m)

uPVC double glazed window facing out to lean-to. Wall and base units. Painted work surface. Stainless steel sink unit and mixer tap. Vinyl flooring. Papered ceilings. Part papered and part tiled walls. Light fitting to ceiling. Part glazed wood panelled door leading into ground floor bathroom. Wood panelled door leading into under stairs storage.

Bathroom

(4' 11" x 10' 11") or (1.50m x 3.32m)

uPVC double glazed windows to rear and side aspect. Vinyl flooring. Wood panelled ceiling. PVC panelled walls. Disabled shower cubicle. Separate low-level WC. Pedestal hand wash basin. Radiator. Light fitting and spotlights to ceiling.

Utility Room

(11' 2" x 7' 3") or (3.41m x 2.20m)

uPVC double glazed obscured glass door leading to lean-to. uPVC double glazed door to rear garden. Vinyl flooring. Part wood panelled and artex walls. Corrugated roof. Wall and base units. Stainless steel sink unit. Two uPVC double glazed obscured glass panel inside. Light fittings to ceiling.

FIRST FLOOR

Landing

(12' 3" x 5' 3") or (3.74m x 1.61m)

PVC double glazed obscured glass window to rear aspect.

Carpet. Papered walls and ceiling. Wooden balustrade. Light fitting to ceiling.

Bedroom 1

(11' 2" x 9' 3") or (3.40m x 2.82m)

uPVC double glazed window to front aspect. Carpet. Papered walls and ceiling.

Light fittings to ceiling. Wood panelled door. Radiator.

Bedroom 2

(10' 3" x 13' 5") or (3.13m x 4.10m)

uPVC double glazed glass window to rear aspect. Carpet. Artexed ceiling. Light

fitting to ceiling. Papered walls. Radiator. Shower cubicle. Wood panelled door

leading to bedroom three.

Bedroom 3

(10' 8" x 5' 10") or (3.25m x 1.77m)

uPVC double glazed window to front. Carpet. Polystyrene tiled ceiling. Light

fitting. Papered walls. Radiator. Wood panelled door.

EXTERNAL

Rear Garden

Paved courtyard. Steps leading to enclosed rear lawn area, separated by footpath.

Viewings

Strictly By Appointment Only

Utilities


Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Gas

Tenure Freehold



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	61	
(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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