

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Rhos Helyg, Maesteg, Bridgend. CF34 9GF



PETER MORGAN

£315,000

Main Features

- Detached Family Home
- Three Bedrooms with Master En 'suite
- Three Reception Rooms
- Modern Kitchen with Integrated Appliances
- Enclosed Rear Garden
- Driveway for Multiple Vehicles
- Sought After Area
- EPC - D
- Councils Tax Band - D

General Information

Peter Morgan Property Group are excited to offer to the market this three bedroom, detached property situated within a sought after location in Cwmfelin, Maesteg. Benefiting from 3 reception rooms, a driveway for multiple vehicles, ground floor w.c, family bathroom, a master bedroom en'suite and a spacious enclosed rear garden. Conveniently located to local schools, shops and public transport links and just a short drive into Maesteg Town Centre. Internally the property comprises of an entrance hall, w.c, lounge, additional reception room a dining room with double doors onto the rear garden and kitchen with part integrated appliances. To the first floor there is a family bathroom, three bedrooms, two of which have built in wardrobes. The master bedroom also benefits from a modern en'suite. To the front of the property there is a tarmac driveway for multiple vehicles and side access into the rear garden. The rear garden is of a generous size with a patio section, artificial lawn and composite decking. Internal viewing's come highly recommended to appreciate the beauty of this wonderful family home.

GROUND FLOOR

Hallway

Entrance via a composite door with obscured glass. Engineered wood flooring, staircase to first floor and oak doors into w.c, lounge, reception room and kitchen.

W.C.

(5' 5" x 2' 7") or (1.64m x 0.79m)

Low level w.c and bowl wash hand basin with mixer tap and built in vanity unit. Chrome heated towel rail. Engineered wood flooring. Upvc double glazed window with obscured glass to front,

Sitting Room

(16' 5" x 7' 2") or (5.01m x 2.18m)

uPVC window to front. Laminate flooring. Under sill modern column radiator. Spotlights to ceiling.

Lounge

(10' 6" x 14' 3") or (3.21m x 4.35m)

Upvc window to front. Engineered wood flooring. Under sill radiator. central ceiling light fitting. Main wall feature electric fire place.

Kitchen

(15' 2" x 9' 0") or (4.63m x 2.75m)

Quality fitted kitchen with a range of base and wall units in white high gloss, complimentary Indian stone work surface, stainless steel sink unit with mixer tap. Range 5 gas cooker. Black glass cooker extractor hood. chrome cooker hood, ceramic tiling to the floor, integrated fridge/freezer and dishwasher, plumbed for automatic washing machine, space for tumble dryer. Storage cupboard housing combination boiler. under counter and ceiling spotlighting. Wall mounted vertical curved radiator. uPVC window with open aspect views to the rear, uPVC panelled fully obscured glazed door giving rear access.

Dining Room

(9' 5" x 8' 3") or (2.86m x 2.52m)

upvc double doors to rear. Engineered wooden flooring. Plastered ceiling and coving, back wall radiator.

FIRST FLOOR

Landing

Fitted carpets to stairs and landing, access to attic, built in storage cupboard. upvc window to side and doors to bathroom and all three bedrooms.

Bathroom

(5' 10" x 5' 11") or (1.78m x 1.80m)

Fitted with a three piece suite comprising of a double ended bath with waterfall and shower mixer tap. combination vanity unit and Seattle toilet. Tiled walls and splashback, vinyl tiled flooring, heated towel rail and upvc double glazed window with obscured glass to rear.

Master Bedroom

(10' 9" x 8' 6") or (3.28m x 2.59m)

Upvc window to rear and door to en'suite. Carpet flooring, under sill radiator and built in wardrobes,

Master Bedroom En Suite

(6' 1" x 5' 0") or (1.85m x 1.52m)

Fitted with a three piece suite comprising of a w.c, vanity unit wash hand basin with mixer tap and a walk in shower cubical with glass surround. Vinyl tiled flooring, tiled walls. Upvc double glazed window with obscured glass.

Bedroom 2

(8' 6" x 9' 3") or (2.58m x 2.81m)

Upvc window to front. Carpet flooring, under sill radiator and built in wardrobes.

Bedroom 3 (Front)

(8' 0" x 6' 3") or (2.44m x 1.91m)

Upvc window to front. Carpet flooring, under sill radiator and built in wardrobe.

EXTERNAL

Frontage

Tarmac driveway for multiple vehicles giving access to property and side entrance.

Rear Garden

Patio area with pathway between two artificial lawned sections leading to a large decking seating area and boundary wall fencing.

INFORMATION

General Information

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

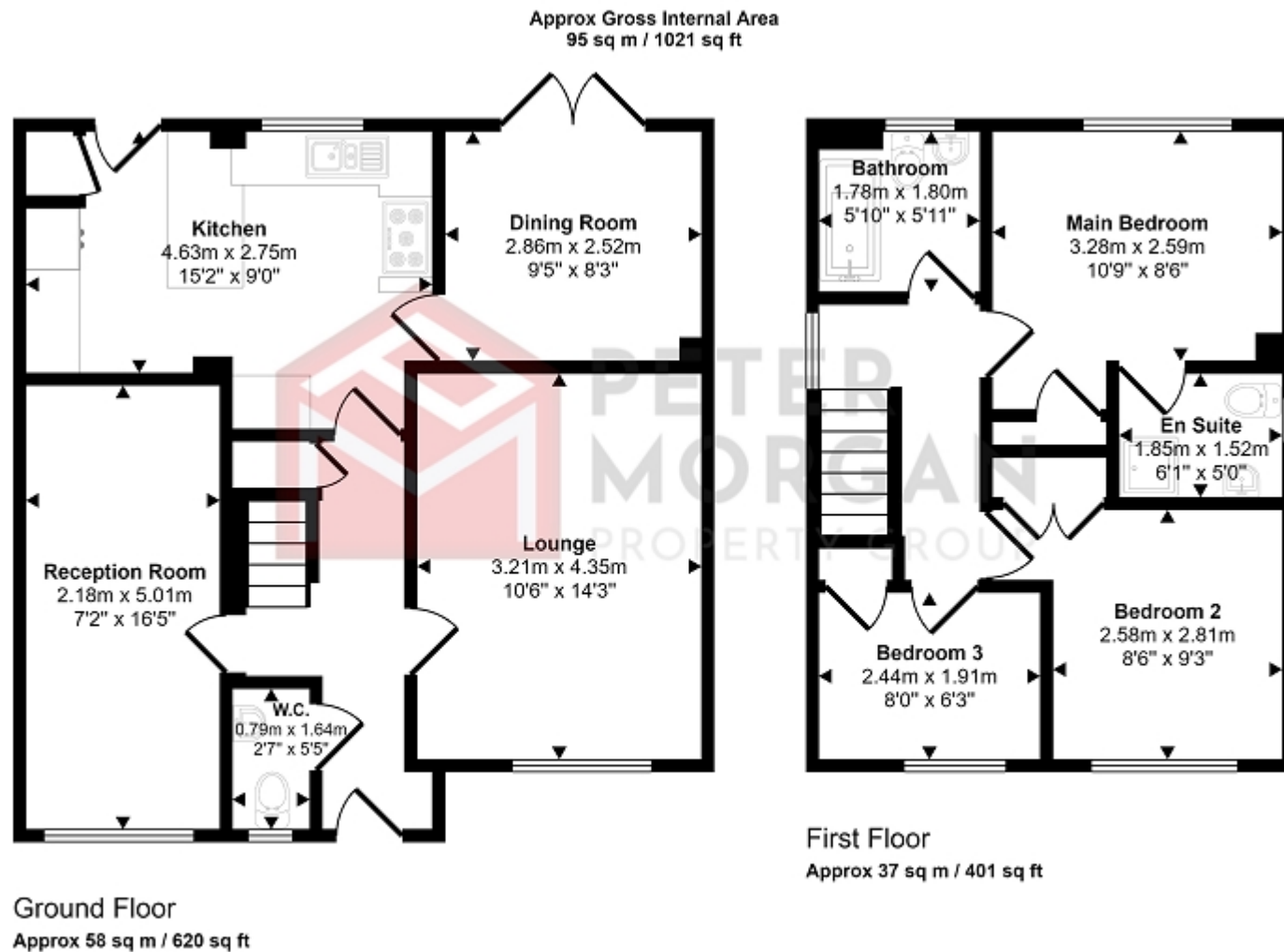
Current council tax banding D

Current heating type Combi


Tenure (To be confirmed) Freehold







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		80
(55-68) D	68	
(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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