

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



9 Maiden Street, Maesteg, Bridgend. CF34 9HR

£125,000



PETER MORGAN

Main Features

- Three Bedroom ER - TBC
- Mid Terraced
- Potential Rear Driveway
- Sought After Area
- Walking Distance to local Primary School
- Sold with No On Going Chain

General Information

We are delighted to bring to market, this terraced property located in the sought after area of Maiden Street, Maesteg. The property offers; entrance hall, spacious lounge with large window and high ceilings offering plenty of natural light. Dining room, kitchen and rear wet room to the ground floor. To the first floor, three bedrooms. Externally, the property benefits from a enclosed rear garden with patio area and artificial grass. Giving the option for potential driveway. Situated within close proximity to the train station, local shop and primary school. Viewing is highly recommended to appreciate the property and its location.

GROUND FLOOR

Hallway

Entrance via Upvc panelled front door. Carpet flooring, plastered walls, plastered ceiling, wall mounted radiator, light fitting to ceiling aspect, wood panel doors leading to dining room and lounge.

Dining Room

Upvc double glazed window to the front aspect, carpet flooring and under sill radiator. Coving. Plastered ceilings. Ceiling light fitting.

Lounge

Upvc double glazed window to the rear aspect, carpeted flooring and under sill radiator. Coving. Plastered ceilings. Central ceiling light fitting. Wood panel door leading to

Kitchen

Fitted kitchen with a range of base and wall units with chrome fittings, complimentary work surface, stainless steel sink unit and drainer, chrome gas hob and electric oven, chrome chimney cooker hood, attractive splash back tiling, vinyl flooring, space for a freestanding fridge/freezer, plumbing for automatic washing machine, space for tumble dryer or dishwasher, plastered ceiling, central ceiling down lighting. uPVC window one to the side. One back wall radiator. uPVC obscured glazed door leading to rear garden.

Wet Room

Comprising of a white suite including a wall mounted shower and floor drainage, pedestal wash hand basin and a low level WC with push flush. Floor to ceiling splash back tiles and tile flooring. PVC panelled ceiling. Two obscured glazed uPVC double glazed windows to the rear.

FIRST FLOOR

Landing

Upvc window with open aspect views to the rear. Carpet staircase and wooden balustrade. Wood panel doors leading to all three bedrooms. Attic hatch access.

Bedroom 1 (Rear)

Comprising of cushion flooring, uPVC Double glazing to the rear, plastered and neutral emulsioned walls, wall mounted radiator

Bedroom 2 (Front)

Comprising of carpet flooring, uPVC Double glazing to front, plastered walls, wall mounted radiator.

Bedroom 3 (Front)

Comprising of carpet flooring, uPVC Double glazing to front, plastered walls, wall mounted radiator.

EXTERNAL

Rear Garden

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 gas, mains water, mains drainage

Current council tax banding B

Current heating type Combi

Tenure (To be confirmed) Freehold



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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

