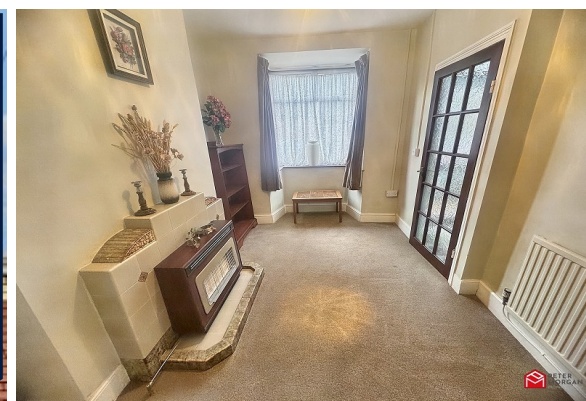


THE GUILD  
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GOLD WINNER

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**The Telegraph**



29 Zoar Avenue, Maesteg, Bridgend. CF34 9UT



**£120,000**

## Main Features

- Two bedroom mid terraced house
- Two reception rooms
- Ground Floor wet room and first floor bathroom
- Rear garden and front courtyard
- Convenient for town centre, local transport links, supermarkets, primary and secondary schools
- Approx 8.5 miles to the M4 at Junction 36
- Vacant Possession
- Part uPVC double glazing and Combi GCH
- Council Tax Band: B. EPC: D

## General Information

We are pleased to bring to market This two bedroom, two reception room terraced property boasting its great central location, within walking distance to town centre, local transport links, supermarkets, primary and secondary schools. Ground floor wet room and first floor bathroom. Potential investment opportunity.

## GROUND FLOOR

### Hallway

The property is entered via a partially aluminium front door into an entrance hallway with doorways to the lounge and dining room and a carpeted staircase to first floor.

### Dining Room

Aluminium bay window to front. Plastered walls and ceiling. Feature gas fireplace with tiled mantle and hearth to main wall. Two alcoves. Carpet. Central ceiling light fitting. Radiator. Multiple sockets and aerial socket.

### Lounge

Aluminium windows to front and rear. Plastered walls and ceiling. Feature gas fireplace with stone mantle and hearth to main wall. Carpet. Symmetrical ceiling light fittings. 2 radiators. Multiple sockets and aerial socket. Understairs storage cupboard. Doorway leading to..

### Kitchen/Breakfast Room

uPVC double glazed window to rear and obscure glazed door giving rear access. Fitted with a matching range of base and wall units with squared worktop space over. 1 1/2 stainless steel sink and drainer with mixer tap. Freestanding gas cooker. Space for under counter fridge freezer. Space and plumbing for automatic washing machine. Tiled splashback. Radiator. Vinyl flooring. Doorway leading to..

### Wet Room

3 piece suite comprising low level w.c, wall hung ceramic sink. Walk in shower with electric shower head and folding screen. Vinyl flooring. Fully tiled walls.

## FIRST FLOOR

### Landing

uPVC double glazed window. Carpeted staircase with balustrade and spindles leading to two bedrooms and family bathroom. uPVC double glazed window. Loft hatch.

### Family Bath & Shower Room

uPVC double glazed window. Fully tiled walls. Laminate flooring. Three piece suite comprising of a low level wc, sink with vanity unit and mixer tap. Bath with mixer tap and bath panel. Electric shower with shower curtain. Storage cupboard housing combi boiler.



### Bedroom 1

Aluminium glazed window to the front and uPVC double glazed window to rear overlooking the garden. Carpet. Central ceiling light fitting. Radiator. Plastered walls and ceiling.

### Bedroom 2

Aluminium glazed window to the front. Carpet. Central ceiling light fitting. Radiator. Plastered walls and ceiling.

## EXTERIOR

### Front Garden

Courtyard style with tile slates and wrought iron railings and gate leading to the front door.

### Rear Garden

Low maintenance garden with laid patio area and boundary fencing.

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### 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** B

**Current heating type** Combi

**Tenure** Freehold





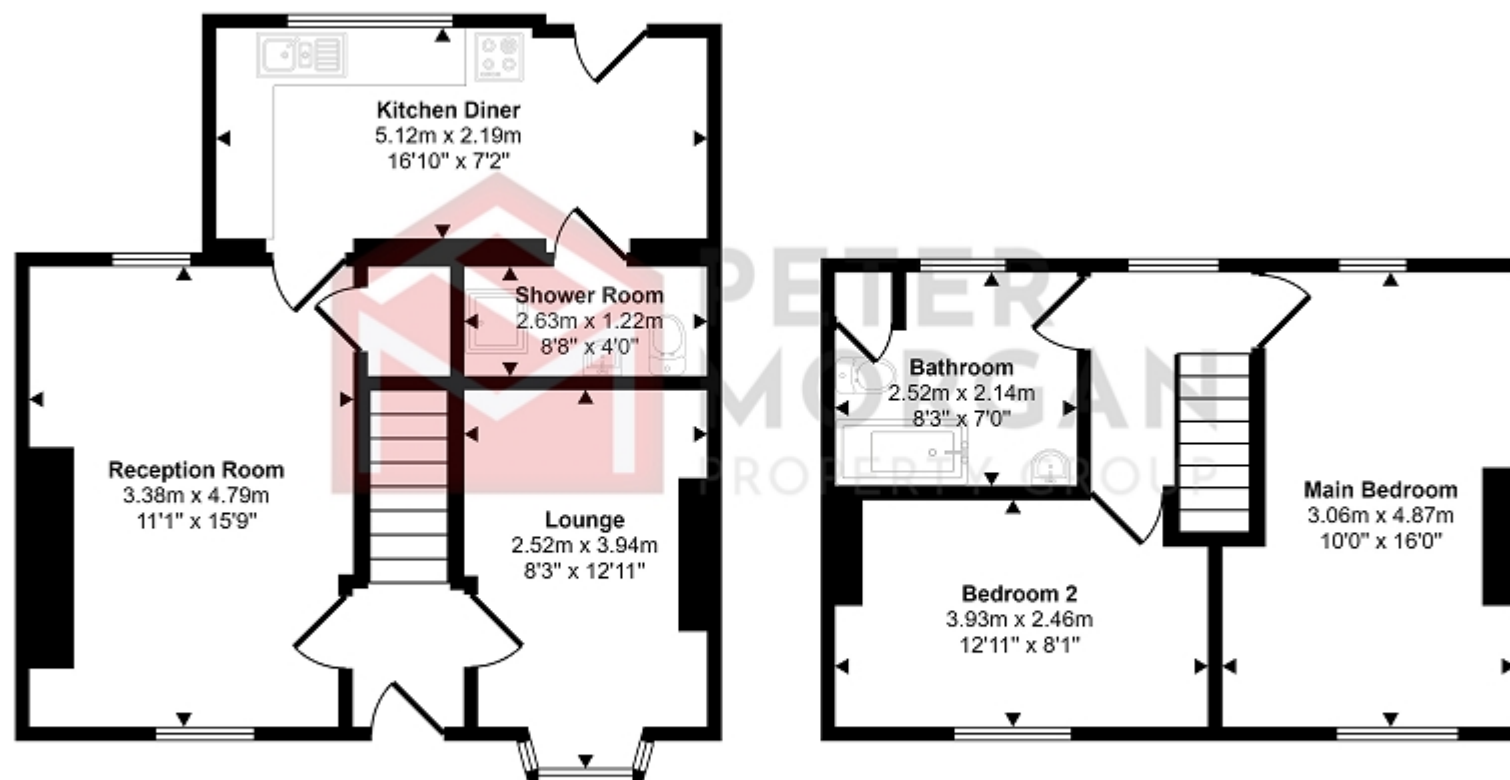









Approx Gross Internal Area  
82 sq m / 878 sq ft



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
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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