

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



The Wickets, 9 Queen Street, Maesteg, Bridgend. CF34 9YN



**£260,000**



## Main Features

- 3 double bedroom detached home
- Integral garage and 2 car driveway
- Family bathroom and ensuite shower room
- Kitchen/ Breakfast Room
- Lounge/ Dining Room
- 2 loft rooms
- Overlooking Maesteg Cricket field
- Approx 8.2 miles to M4 at Junction 36
- Large footprint of over 1800sqft
- Council Tax Band: D. EPC: D

## General Information

We welcome to the market this unique three double bedroom detached property with 'live up sleep down' layout, found within close proximity of Maesteg Town with three bedrooms to the ground floor and living space on the first and second floors which take full advantage of the views and south facing aspect. The property benefits from a converted loft space to provide another two rooms which can be used for additional living space and an extra bedroom. The accommodation briefly comprises: Entrance hall leading to three double bedrooms, the master features an en suite. To the first floor there is a landing leading to an L shaped lounge/diner, kitchen/breakfast room with balcony overlooking Maesteg Cricket Club field and a family bathroom. There is a spiral staircase in the kitchen which leads to the loft rooms. One which has been used by the vendor as a reading room and the other which is currently being used as a bedroom. Outside the property there is a driveway which has space for 2 vehicles which also leads to a garage. There is a rear wrap around decked enclosed garden.

## GROUND FLOOR

### Entrance Hall

Entrance via uPVC double glazed door. Two radiators. Ceramic tiled floor. Staircase leading to first floor. Doorways leading to bedrooms.

### Bedroom 1

Two uPVC double glazed windows to front. Radiator. Fitted carpet. Over head fitted wardrobes. Multiple power points. Folding door to en-suite shower room. Door to Storage cupboard.

### En-suite shower room

uPVC obscured glazed window. Four piece suite comprising shower with glass shower screens and enclosure, wall hung hand wash basin, low level wc and bidet. Tiled splashbacks. Radiator. Fully tiled walls and ceramic tiled floor.

### Bedroom 2

Two uPVC double glazed windows to front. Radiator. Fitted carpet. Multiple power points.

### Bedroom 3

uPVC double glazed window to side. Radiator. Fitted carpet. Multiple power points.

### Inner Hallway

Radiator. Door to Storage cupboard. Door to..

### Family Bathroom

uPVC double glazed window to side. Three piece suite comprising tiled bath, pedestal wash hand basin and low level wc. Tiled splashbacks. Radiator. Ceramic tiled flooring.

### Lounge/Dining Room

Three uPVC double glazed south facing windows to rear. Two uPVC double glazed windows to front with wrought iron shutters. Five radiators. Fitted carpet. Multiple power points. Gas fireplace with Oak surround and tiled hearth. Plastered walls. Papered ceiling and decorative coving. Main wall light fittings.

## Kitchen

Fitted with a range of base and wall units with worktop space over. Resin sink and drainer unit with mixer tap. Integrated fridge freezer. Fitted gas range cooker with 4 rings. oven, grill and hot plate. Radiator. Ceramic tiled flooring. Multiple power points. Double glazed sliding door. Spiral staircase leading to loft rooms.

## Loft Room 1

uPVC double glazed window to side. Radiator. Fitted carpet. Multiple power points. Oak door leading to..

## Loft Room 2

uPVC double glazed window to side. Radiator. Fitted carpet. Multiple power points.

## EXTERIOR

### Front Garden & Driveway

The front of the property there is a driveway which has space for 2 vehicles which also leads to a garage and steps leading to rear garden. A Further area for storage with outside tap.

### Integral Garage

Fitted with a matching range of base and wall units with worktop space over. Plumbing for washing machine. Plastered walls and ceiling. Wall mounted Combi gas central heating boiler. Obscured glazed uPVC door leading to external area and rear garden. Up and over garage door.

## Rear Garden

There is a rear wrap around decked enclosed garden with gated access to cricket field.

## 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** D

**Current heating type** Combi

**Tenure** Freehold

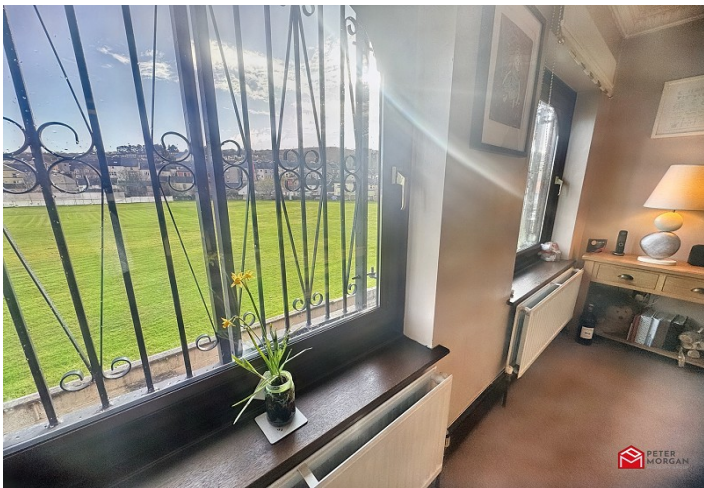






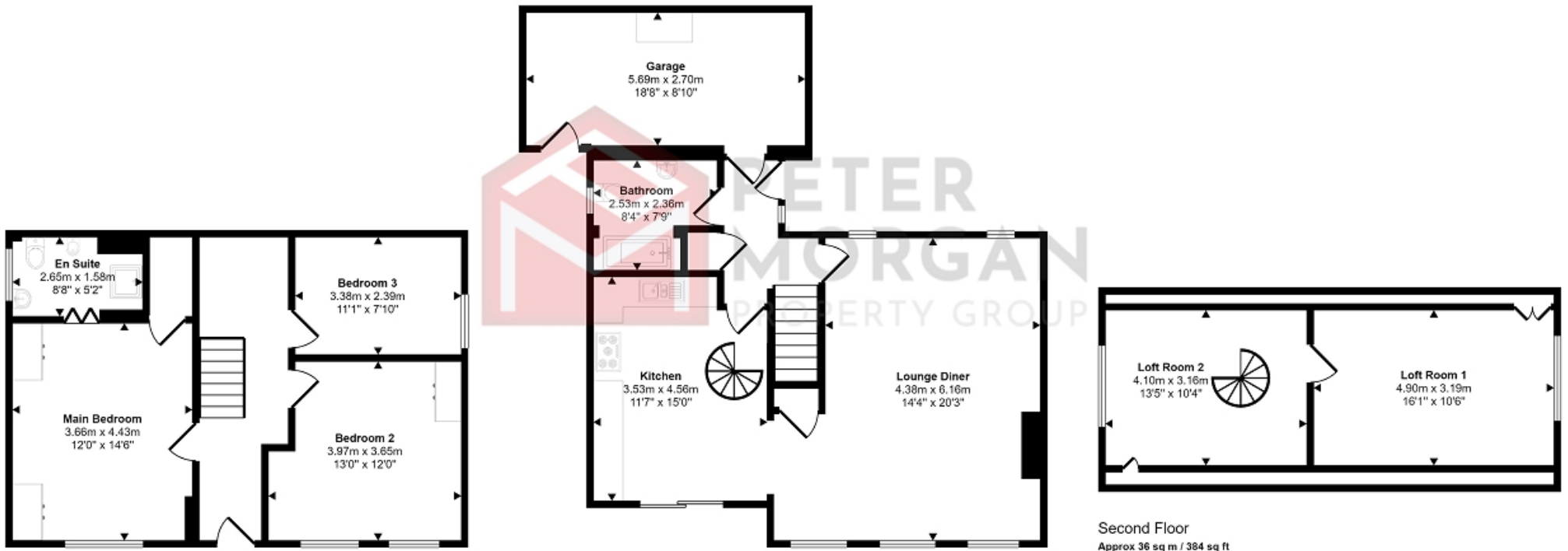








Approx Gross Internal Area  
169 sq m / 1818 sq ft



Ground Floor  
Approx 57 sq m / 609 sq ft

First Floor  
Approx 77 sq m / 826 sq ft


Second Floor  
Approx 36 sq m / 384 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.





# The Wickets, 9 Queen Street, Maesteg, Bridgend. CF34 9YN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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