

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3A Yr-Ysfa, Maesteg, Bridgend. CF34 9AG



£185,000

Main Features

- 3 bedroom detached home
- Lounge with feature fireplace
- Kitchen
- First floor shower room
- Side garden
- highly convenient location for town centre, Bus station, town amenities, supermarkets, schools etc
- Approximately 8 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC : D

General Information

3 BEDROOM DETACHED HOME IN THE POPULAR VILLAGE OF MAESTEG.

Situated in a highly convenient location for town centre, Bus station, town amenities, supermarkets, schools etc. Approximately 8 miles to the M4 at Junction 36.

The property comprises of ground floor hallway, lounge and kitchen. First floor landing 3 bedrooms and an upstairs family shower room. The property benefits from uPVC double glazing and combi gas central heating. Please visit our new and improved website for more information.

LOCATION

Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities.

One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate.

The restoration of Maesteg Town Hall and its historic clock and concert hall is an ongoing project and is soon to be completed. The aim is to preserve and enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this

charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

GROUND FLOOR

Hallway

Entrance via uPVC composite front door. uPVC double glazed window to side. Carpeted staircase to first floor. Radiator. Tiled floor. Door to..

Lounge

uPVC double glazed window to front. Laminate flooring. Feature electric fire place with marble hearth. Skimmed walls and ceiling. Coving. 2 radiators. Doorway leading to..

Kitchen

uPVC sliding patio doors leading to rear garden. uPVC double glazed window to side, Tiled floor. Part tiled walls. A range of wall mounted and base fitted units with worktop. Stainless steel sink with mixer tap. Integrated oven, grill, inset induction hob and chrome cooker hood. Under stairs storage housing the combi gas central heating boiler and power points.

FIRST FLOOR

Landing

Balustrade and spindles. Fitted carpet. Loft access. Fitted cupboard. Doors to bedrooms and..

Shower Room

Wooden velux window. Tiled flooring. Part tiled walls. 3 piece suite comprising walk in double shower with glass sliding doors. W.C and wash hand basin with vanity unit and mixer tap.

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted carpet. Recess.

Bedroom 2

uPVC double glazed window to side. Radiator. Fitted carpet.

Bedroom 3

uPVC double glazed window to front. Radiator. Fitted carpet.

EXTERIOR

Side Garden

Low maintenance side garden laid with patio slabs. Gate leading to front of the property which also allows for side access into garden.

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 (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

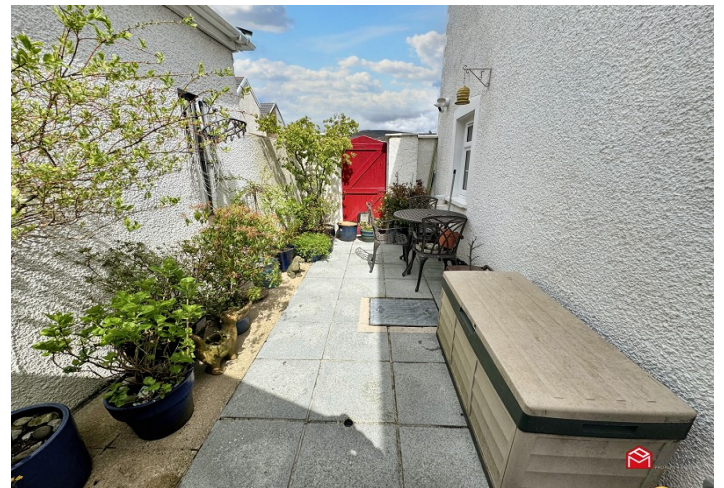
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

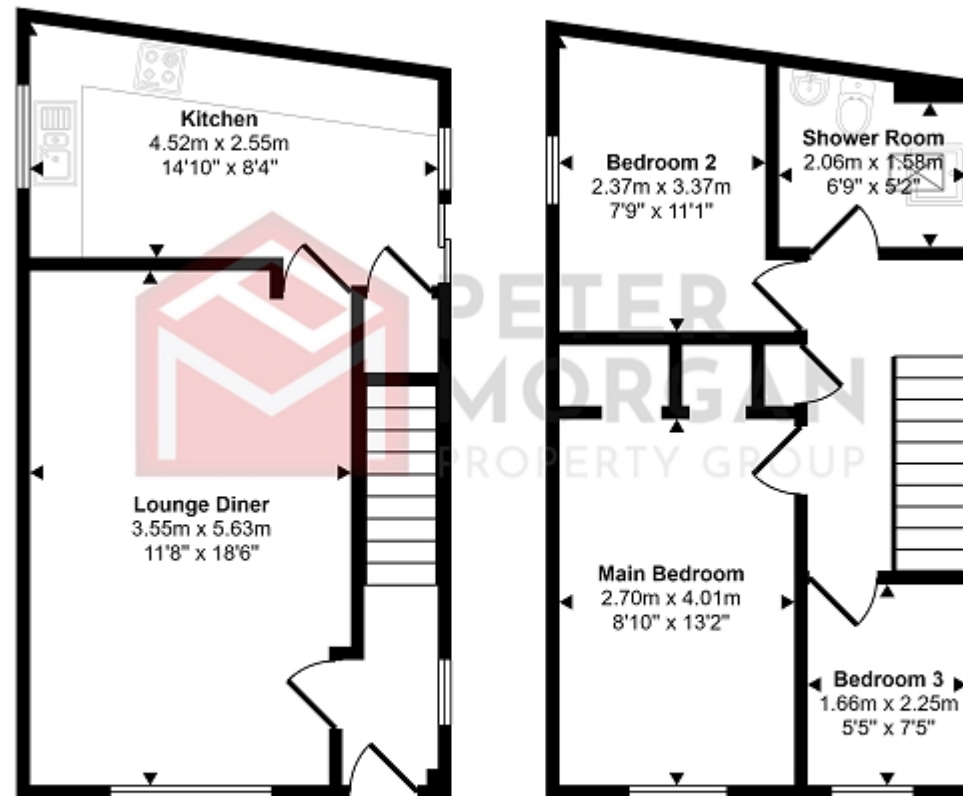
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 36 sq m / 391 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(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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