

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**57 Marian Street, Blaengarw, Bridgend, Bridgend County. CF32 8AG**



**£100,000 Offers Invited**

## Main Features

- 3 bedroom late Victorian 3 bedroom home
- Accommodation over 3 levels
- Dual aspect lounge
- Kitchen/ dining room
- Lower ground floor bathroom and separate wc
- Rear garden with detached outbuilding
- Approximately 8 miles from the M4 at Junction 36 with bus link nearby
- Within the valley there are schools, cycle track, leisure centre, lakes and shops
- uPVC double glazing and Combi gas central heating
- Council Tax Band: A. EPC:C

## General Information

THREE BEDROOM LATE VICTORIAN MID TERRACE HOME WITH ACCOMMODATION OVER THREE LEVELS. FAR REACHING VIEWS OF LOCAL AREA FROM THE REAR AND VACANT POSSESSION.

Situated in a popular location within the Garw Valley. Convenient for local shops, lakes, cycle and Calon Lan Park.

Accessible by road and approximately 8 miles from the M4 at Junction 36 with bus link nearby. Within the valley there are schools, cycle track, leisure centre, lakes and shops.

This home has accommodation comprising ground floor open plan lounge with far-reaching views at rear, lower ground floor, kitchen/ dining room, providing access to rear garden, bathroom and WC. First floor landing and three bedrooms. Externally there is a tiered garden at the rear with rear lane access and detached outbuilding.

This home benefits from Combi gas central heating and uPVC double glazing. The property is offered for sale with vacant possession. Please visit our new and improved website for more information.

## GROUND FLOOR

### Vestibule

uPVC double glazed front door. Laminate flooring. Wall mounted electric meter. Glazed door and window light to..

### Lounge

Open plan double aspect room with uPVC double glazed windows to front with vertical blind and rear having far reaching views over Blaengarw, woodland and hills. Alcoves. Boxed in gas meter. Telephone and Internet connection, points. TV connection point. Carpeted staircase with handrails to 1st and lower ground floor. Fitted carpet. Two radiators.

### Lower Ground Floor

### Kitchen / Dining Room

uPVC double glazed window and door with view of woodland and hills to rear garden. A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Laminate flooring. Smoke detector. Wall mounted Combi gas central heating boiler (Worcester). Quarter turn staircase with handrail to 1st floor. White colonial style panel door to..

### Bath & Shower Room

Panelled bath. Pedestal wash basin. Shower cubicle with electric shower. Tiled walls. Tiled floor. Radiator. Wall mounted mirror cabinet. Linen cupboard with slatted shelves. White colonial panelled door to..

### Separate W.C

Close coupled wc with pushbutton flush. Tiled walls. Tiled floor. Extractor fan.

## FIRST FLOOR

## Landing

uPVC double glazed window to rear. Loft access. Fitted carpet. White colonial style panelled doors to bedrooms.

## Bedroom 1

uPVC double glazed window to front. Vertical blind. Fitted carpet. Radiator. Coving.

## Bedroom 2

uPVC double glazed window to front. Fitted carpet. TV connection.

## Bedroom 3

uPVC double glazed window with far-reaching views of Blaengarw, hillside and woodland. Radiator. Fitted carpet. Coving.

## EXTERIOR

### Rear Garden

Landscaped and tiered rear garden laid with paved patio areas. Planting beds. Pedestrian gate access to rear lane.

### Detached Outbuilding

Block built. Two windows and door to garden. Metal corrugated roof. Electric power point. Potential for conversion into studio/garden room/office/ gym, etc. Separate attached undercover storage area with doorway to garden and water tap.

## 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** A

**Current heating type** Combi

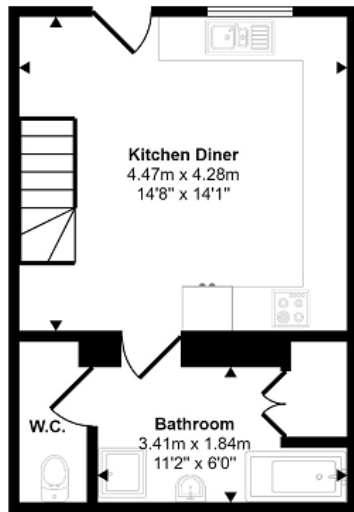
**Tenure** Freehold



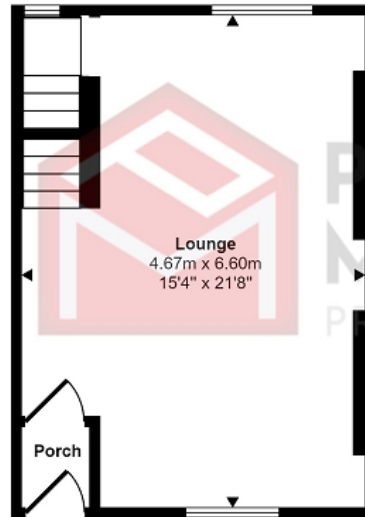




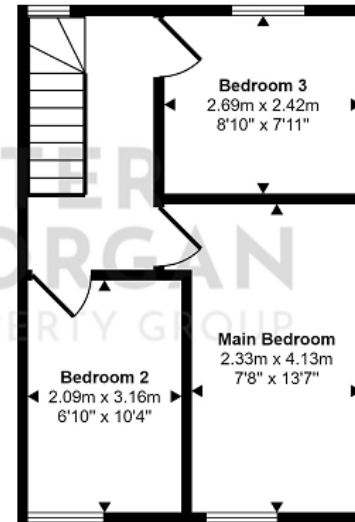
Approx Gross Internal Area  
101 sq m / 1086 sq ft



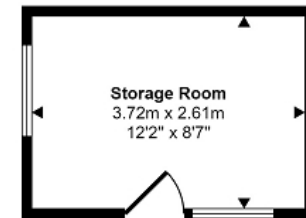
Lower Ground Floor  
Approx 30 sq m / 319 sq ft



Ground Floor  
Approx 31 sq m / 331 sq ft




First Floor  
Approx 31 sq m / 331 sq ft



Storage Room  
Approx 10 sq m / 105 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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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.

**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





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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

