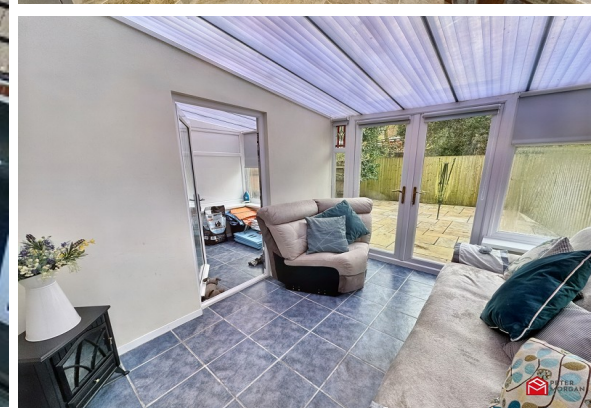


THE GUILD
PROPERTY
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2021
WALES
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GOLD WINNER

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Lettings & Financial

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6 Rhodfa'r Coed, Cwmfelin, Maesteg, Bridgend. CF34 9GE



£265,000

Main Features

- 3 bedroom detached home
- Lounge and conservatory
- Kitchen/ dining room
- Utility room and cloakroom
- Garage and driveway
- Front and rear gardens
- Convenient for local schools, shops, bus and train routes
- Approximately 7 miles to the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

General Information

A three bedroom detached property situated in a sought after area of Cwmfelin, Maesteg. Close to local schools, shops, bus and train routes.

The property briefly comprises entrance hall, reception room, separate ground floor W.C., newly fitted kitchen/diner, utility room and conservatory to the ground floor. Three bedrooms and bathroom to the first floor.

The property further benefits from combi gas central heating, uPVC double glazing, front & rear gardens, driveway and garage. Please visit our new and improved website for further information.

GROUND FLOOR

Entrance Hall

uPVC double glazed half glazed panelled door. Plastered and coved ceiling. Emulsion walls. Carpet flooring. Carpeted stairs leading to the first floor. Radiator. Two doors leading to..

Cloakroom

uPVC obscured glazed window to front. Two piece-suite comprising w.c unit including cistern and wash hand unit with basin and waterfall tap. Plastered ceiling. Part tiled walls. Tiled floor. Modern column radiator. Wall mounted electric consumer unit.

Lounge

uPVC double glazed window to front. Plastered and coved ceiling. Plastered walls. Carpet flooring. Radiator. Coal effect gas fire on marble back and hearth with white feature surround. Door leading to..

Kitchen / Dining Room

uPVC double glazed window looking into utility room. uPVC double glazed French doors leading into conservatory. A range of wall and base units with complementary work surfaces housing resin sink and drainer unit. Integral washing machine, dishwasher and fridge freezer. Integral grill and electric oven with built in counter gas hob with chrome overhead extractor fan. Radiator. Plastered and coved ceiling. Plastered walls. Tiled splash back. Tile flooring.

Conservatory

uPVC double glazed windows to the side. uPVC double glazed French doors leading to the rear garden. Polycarbonate roof. Ceramic tiled flooring. Plastered internal wall. uPVC double glazed door leading into utility area.

Utility Area

uPVC double glazed window to kitchen. Polycarbonate roof. Plastered internal walls. uPVC double glazed window to the rear.

FIRST FLOOR

Landing

uPVC double glazed window to the side. Plastered ceiling with loft access. Storage cupboard over stairwell. Airing cupboard housing combination gas boiler. Four doors leading to..

Bathroom

uPVC double glazed window with obscured glass to the front. Three piece suite comprising modern p-shaped panelled bath with chrome waterfall tap, overhead shower and glass shower screen. W.C. unit including cistern and wash hand unit basin with waterfall tap.

Bedroom 1

uPVC double glazed window to the rear. Plastered ceiling. Plastered walls. Carpet flooring. Radiator. Built in double wardrobe.

Bedroom 2

uPVC double glazed window to the front. Plastered ceiling. Plastered walls. Carpet flooring. Radiator.

Bedroom 3

uPVC double glazed window to the rear. Plastered ceiling. Plastered walls. Fitted carpet. Radiator.

EXTERIOR

Front Garden

Parking for one vehicle. Artificial lawn area. Gated side access leading to the rear garden. Enclosed with wood panel fencing.

Garage

Rear Garden

Low maintenance patio area bordered with wood panel 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 (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

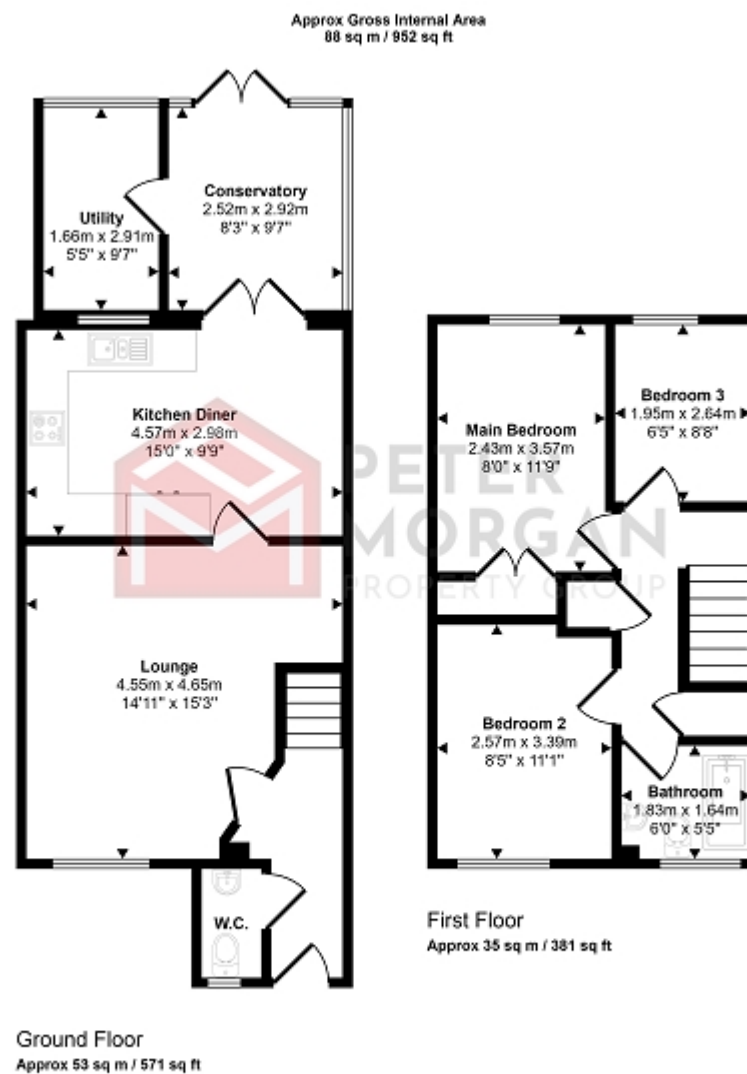
Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Freehold







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		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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