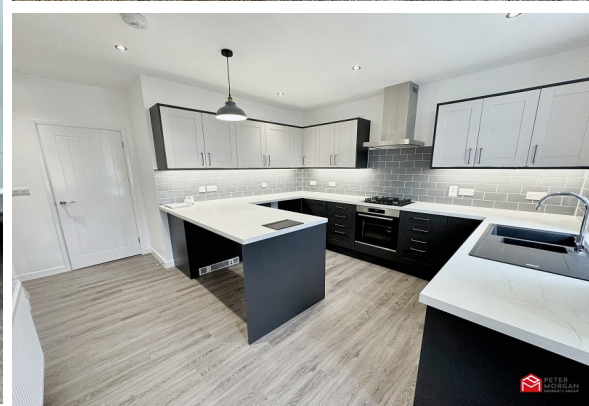


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Victoria Street, Caerau, Maesteg, Bridgend. CF34 0YP



£130,000

Main Features

- Mid terrace 3 storey home
- 3 bedrooms
- Kitchen and utility room
- Lower ground bathroom
- Ground floor cloakroom
- Rear garden with lane access
- Convenient for local shops, main bus routes and local primary school
- Approximately 10.5 miles to the M4 at Junction 36
- Combi gas central heating and uPVC double glazing
- Council Tax Band: A. EPC: D

General Information

WELL PRESENTED LATE VICTORIAN, 3 BEDROOM HOME WITH ACCOMMODATION OVER 3 LEVELS, MODERNISED AND RENOVATED THROUGHOUT AND OFFERED WITH VACANT POSSESSION.

This home is situated in a convenient location for local shops, amenities, transport links and school. Approximately 10.5 miles to the M4 at Junction 36.

The property has modernised accommodation over 3 floors comprising ground floor entrance hallway, lounge/ dining room and w.c. Lower ground floor family bathroom, kitchen and utility room. Landing and three bedrooms to the first floor. Externally, the property benefits from an enclosed rear garden with hillside views and rear lane access.

The property benefits from major improvements to include newly plastered walls, newly fitted kitchen, bathroom and utility room, rewiring (March 2024) and combi gas central heating system (Boiler guarantee until 01.01.2034). The property is offered for sale with vacant possession with fitted carpets to remain.

GROUND FLOOR

Hallway

Newly fitted part glazed uPVC door. Staircase to first floor. Wall mounted electric consumer unit. Laminate flooring. Radiator.

Lounge/Dining Room

Windows to front and rear. 2 radiators. Skimmed walls. Inset ceiling spotlights. Fitted carpet. Smoke detector. TV and telephone points. Door leading to landing with stairs to lower ground floor and door to..

Cloakroom

Frosted window to rear elevation. Close coupled WC and hand wash basin. Tiled splashback. Radiator. Skimmed walls. Laminate flooring.

LOWER FLOOR

Kitchen/Breakfast Room

Newly fitted glazed uPVC door to rear garden. uPVC window to rear. Newly fitted kitchen comprising a range of wall mounted and base units with worksurface and complimentary breakfast bar seating area. 1 1/2 black matte resin inset sink with mixer tap. Integrated grill and oven with inset gas hob and chrome chimney cooker hood. Plumbing for dishwasher. Space for undercounter fridge. Tiled splash back. Door to under stairs storage. Laminate flooring. Heat detector. Radiator. Plinth heater.

Utility Room

Obscured uPVC window to front. Newly fitted range of wall mounted and base units with work surface over. Stainless steel sink and drainer unit with mixer tap. Wall mounted combi boiler. Space for fridge freezer and under counter space for washing machine and tumble dryer. Gas meter. Doorway leading to ..

Family Bathroom

uPVC frosted window to front. Newly fitted three piece suite comprising of bath with Rainstorm shower, hairwash spray and glass shower screen, semi recessed right hand basin combination vanity unit and w.c. Part tiled, part skimmed walls. Laminate flooring. Radiator. Extractor fan. Storage cupboard.

FIRST FLOOR

Landing

Window to rear elevation. Fitted carpet. Smoke detector. Multiple doorways leading to..

Bedroom 1

Window to front elevation. Radiator. Newly fitted carpet.

Bedroom 2

Window to rear elevation. Radiator. Newly fitted carpet.

Bedroom 3

Window to front elevation. Radiator. Loft access. Newly fitted carpet.

EXTERIOR

Front Garden

Gate access with wrought iron railings giving access to property.

Rear Garden

Laid to concrete patio area with access to attached outbuilding. Outside tap. Decorative stone laid pathway and terraced lawned areas. Minimal steps leading to an additional decorative stone laid area with gated rear lane access.

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 A

Current heating type Combi

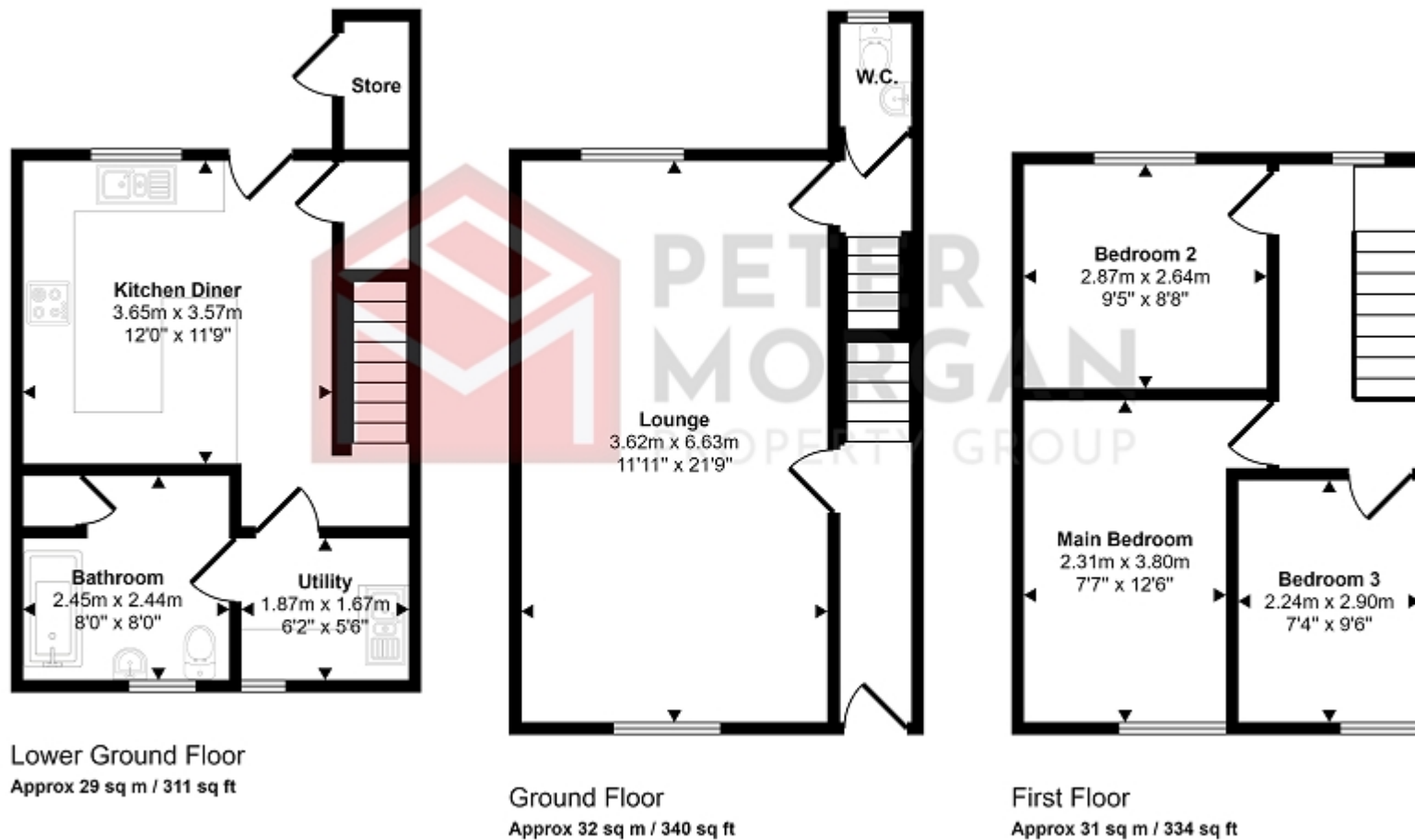
Tenure Freehold








Approx Gross Internal Area
92 sq m / 985 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(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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