

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 Heol Elfed, Garth, Maesteg, Bridgend. CF34 0HJ



£149,950

Main Features

- 3 bedroom semi detached upgraded Cornish style home
- Family size garden
- Lounge and kitchen/ dining room
- Ground floor bathroom and first floor cloakroom
- Gardens to front and rear
- Situated in a convenient location for local shops, transport links, schools and amenities
- Approximately 1 mile from Maesteg Town Centre
- Approximately 8 miles to the M4 at Junction 36
- uPVC double glazing and Combi gas central heating
- Council Tax Band: A. EPC: C

General Information

SEMI DETACHED UPGRADED CORNISH STYLE HOME BENEFITING FROM FAMILY SIZE GARDENS Situated in a convenient location for local shops, Rail & Bus links, Schools and amenities. Approximately 1 mile from Maesteg town Centre and 8 miles to the M4 at Junction 36.

The property comprises ground floor entrance hallway, lounge, kitchen/dining room and bathroom.. First floor landing, cloakroom and three bedrooms. Externally the property has a family size enclosed rear garden, private front garden and a brick built storage shed. This home benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

Entrance via uPVC panelled door. Laminate flooring. Staircase to first floor. Doorways to living rooms.

Bathroom

uPVC double glazed window. 3 piece suite comprising panelled bath with overhead mixer shower. Tiled floor. Part plastered part cladded walls. Inset ceiling lighting. Vertical stainless steel heated towel rail.

Kitchen

uPVC double glazed window to rear. A range of wall mounted and base units and wood worktops. Inset ceramic Belfast sink with mixer tap. Radiator. Tiled floor. Part tiled walls. Plastered ceiling. Plastered/emulsion walls. Baxi combi gas central heating boiler. Storage cupboard. Wood panelled door leading to..

Lounge

uPVC double glazed window to front aspect. Laminate flooring. Radiator. Coving. Plastered ceilings. Part plastered part wood panelled wall. Alcove. Light fitting. Storage cupboard.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect. Carpet. Plastered/emulsioned ceiling. Attic hatch. Doors to bedrooms.

Cloakroom

uPVC window to side aspect. Two piece white suite comprising of low level W/C and sink vanity unit. Laminate flooring. Clad ceiling. Part plastered part wood panelled walls with tiled splashback. Light fitting to ceiling.

Bedroom 1

uPVC double glazed window to rear aspect. Radiator. Carpet. Plastered ceiling. Plastered/emulsioned walls. Light fitting to ceiling. Storage cupboard.

Bedroom 2

uPVC double glazed window to front aspect. Radiator. Carpet. Plastered ceiling. Plastered/emulsioned walls. Light fitting to ceiling.

Bedroom 3

uPVC double glazed window to rear aspect. Radiator. Carpet. Plastered ceiling. Plastered/emulsioned walls.

EXTERIOR

Front Garden

Private front garden. Paved area. Steps to property via side entrance.

Outbuilding

Brick built double storage shed.

Rear Garden

Concrete paved pathway leading to lawned area. Boundary shrubs and hedgerows.

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

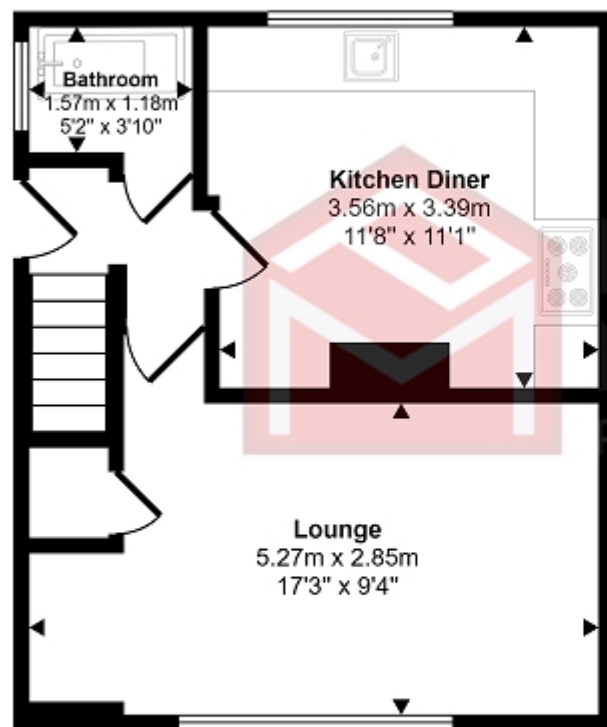
Tenure (Freehold



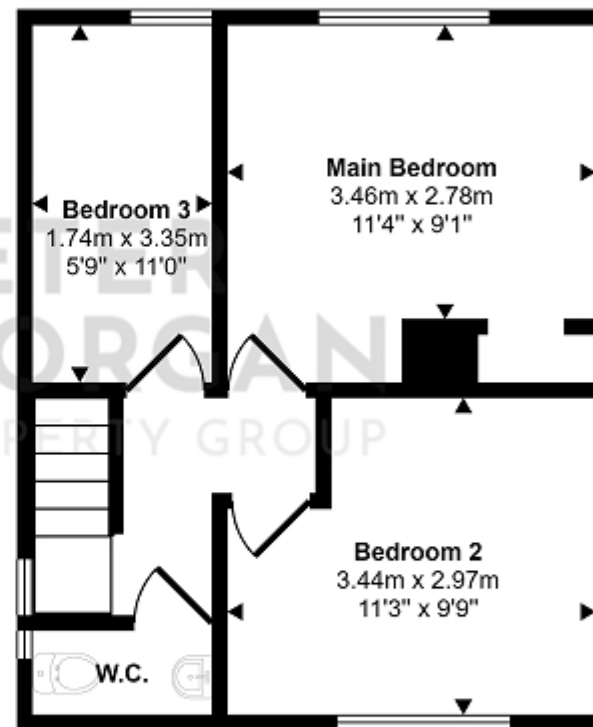




Approx Gross Internal Area
69 sq m / 739 sq ft




Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 34 sq m / 370 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		83
(69-80) C	69	
(55-68) D		
(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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