

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



61 Neath Road, Maesteg, Bridgend. CF34 9EF



£155,000

Main Features

- Three bedroom end of terrace
- 2 reception rooms
- Bathroom and Shower room
- In need of modernisation
- Garage
- Situated in a popular location and convenient for Maesteg Town Centre and Maesteg Welfare Park
- Convenient for local Primary and Secondary Schools
- Approximately 8.5 miles to the M4 at Junction 36
- Single glazing and combi gas central heating
- Council Tax Band: C: EPC: D

General Information

THREE BEDROOM END OF TERRACE HOUSE IN NEED OF MODERNISATION.

Convenient for local amenities such as Maesteg welfare park and sports facilities, transport links, primary and secondary schools. Approximately 8.5 miles to the M4 at Junction 36.

The property comprises ground floor entrance hallway, lounge, dining room, kitchen and shower room. First floor landing bathroom and 3 bedrooms. Externally there are front and rear gardens and garage. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

Fitted carpet. Radiator.

Lounge

Single glazed bay window to front. Fitted carpet. Decorative light fitting. 2 radiators.

Dining Room

Carpet. Radiator. Access to kitchen.

Kitchen

Fitted kitchen with a range of wall mounted and floor cupboards. Tile effect flooring. Stainless steel sink with drainer.

Shower Room

Shower room with fitted shower. Tiled flooring.

FIRST FLOOR

Landing

Fitted carpet. Access to bedrooms.

Bedroom 1

2 windows to front. Carpet. Radiator.

Bedroom 2

Single glazed window. Fitted carpet. Radiator. Access to storage.

En-Suite Bathroom

Fitted bathroom with W.C and wash hand basin, shower and bath. Fitted carpet.

Bedroom 3

Single glazed window. Fitted carpet. Radiator. Access to storage.

EXTERIOR

Front Garden

Path leading to front door. Patio with mature shrubs and plants.

Garage

Electric and lighting.

Rear Garden

Hardstanding with access to garage

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

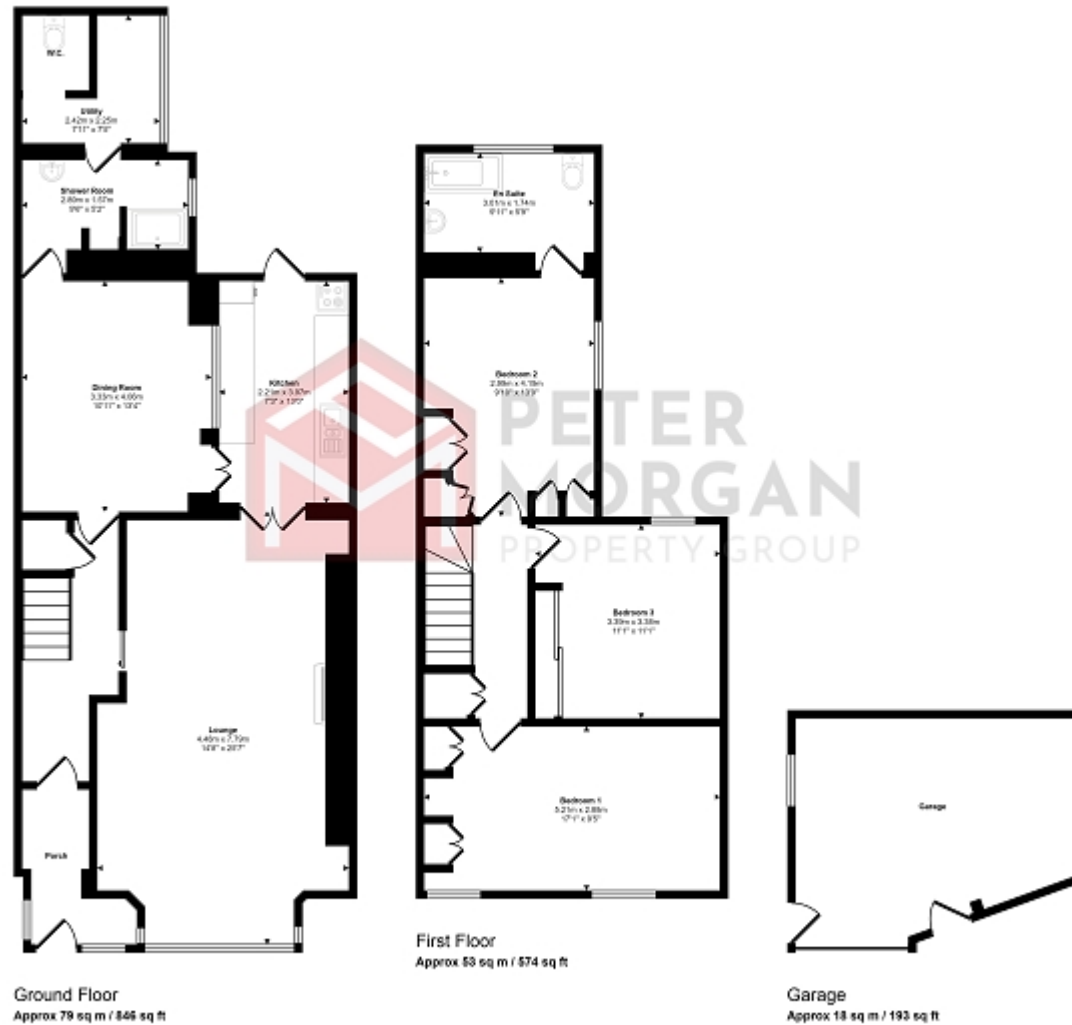
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
150 sq m / 1613 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 Snuppy 300.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(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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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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