

THE GUILD
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WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Station Terrace, Nantyffyllon, Maesteg, Bridgend. CF34 0HR

£185,000



PETER MORGAN

Main Features

- Extended 4 bedroom semi detached
- Extended into loft
- Lounge/ dining room
- Sitting room
- Kitchen and utility room
- Bathroom, ensuite and ground floor W.C
- Located approximately 1.5 miles drive from Maesteg town centre, with its local shops and amenities
- The M4 is approximately 9.5 miles at Junction 36 Sarn Services
- uPVC double glazing and
- Council Tax Band: B . EPC:D

General Information

EXTENDED 4 BEDROOM SEMI DETACHED HOME OVER 3 FLOORS

Located approximately 1.5 miles drive from Maesteg town centre, with its local shops and amenities. The M4 is approximately 9.5 miles at Junction 36 Sarn Services.

The accommodation comprises ground floor entrance porch, hallway, lounge/ dining room, sitting room, kitchen, utility room and cloakroom. First floor landing, family bathroom, 3 bedrooms, ensuite shower room and staircase leading to 4th bedroom. Externally there is a courtyard style front garden and rear garden. The property benefits from uPVC double glazing and combi gas central heating.

Please visit our new and improved website for more information.

GROUND FLOOR

Entrance Porch

uPVC wood effect door to front. Tiled floor. Wooden door to hallway.

Hallway

Staircase to first floor. Understairs cupboard. Tiled floor. Radiator.

Lounge/Dining Room

uPVC double glazed bay window to front. uPVC double glazed French doors to rear. Wooden flooring. 2 radiators.

Kitchen

uPVC double glazed window to side. Fitted kitchen with space for freestanding dishwasher. Freestanding electric cooker. Space for free standing fridge freezer. Combi gas central heating boiler. Tiled floor. Radiator.

Sitting Room

uPVC doors to rear. Wooden floor. Doors to kitchen and..

Utility Room

uPVC door and window to side. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor.

Cloakroom

uPVC frosted window to side. WC. Hand wash basin. Fully tiled walls.

FIRST FLOOR

Landing

Carpeted staircase from ground floor. Door to..

Bedroom 2

uPVC window to rear. Carpet. Fitted wardrobes and bedside cabinets. Radiator.

Bathroom

uPVC frosted window to rear. 3 piece suite comprising w.c, wash hand basin with underneath storage cabinet and bath with overhead shower and glass shower screen. Part tiled walls. Radiator. Extractor fan. Vinyl flooring.

Bedroom 1

uPVC window to front. Carpet. Radiator. Door to..

En-suite shower room

3 piece suite comprising w.c, hand wash basin with tiled surround and cupboard. Shower cubicle with electric shower and tiled walls. Extractor fan.

Bedroom 3

uPVC window to front. Carpet. Radiator.

Bedroom 4

Accessed via carpeted staircase from first floor landing. Velux window to front. uPVC window to rear. Access to eaves storage.

EXTERIOR

Detached Garage

Roller shutter vehicular door. Power and light. Single driveway.

Rear Garden

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 B

Current heating type Combi

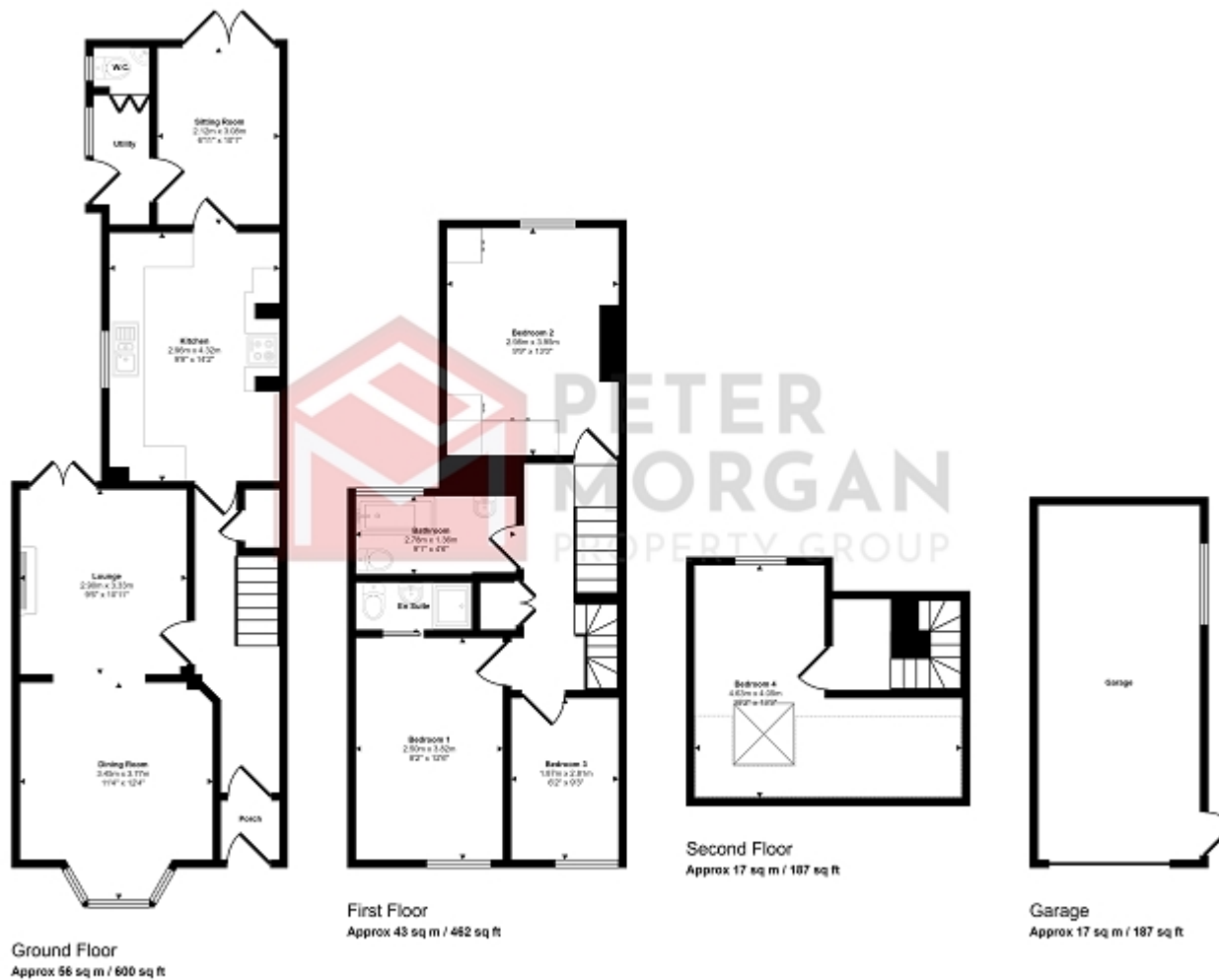
Tenure Freehold








Approx Gross Internal Area
133 sq m / 1436 sq ft



☐ Denotes head height below 1.5m

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 forms. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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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