

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



234 Bridgend Road, Maesteg, Bridgend. CF34 0NL



£140,000

Main Features

- 4 bedroom mid terrace home
- Open plan lounge/ dining room
- Enclosed rear garden
- Ground floor family bathroom
- Vacant possession
- Approximately 7.5 miles to the M4 at Junction 36
- Situated in a convenient location for train and bus routes, shop, Celtic park and playing fields
- Freehold
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC:D

General Information

Peter Morgan Property Group are pleased to bring to market this four bedroom terraced property conveniently located in Maesteg.

Conveniently located for train and bus routes, shop, Celtic Park and playing fields. The property is approximately 7.5 miles from the M4 at Junction 36.

The property comprises ground floor ground floor hallway, open plan lounge / dining room, kitchen and family bathroom. First floor land and 4 bedrooms. Enclosed rear garden with patio sun terrace with area of lawn. Additional hardstand.

Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

uPVC double glazed front door. Fitted carpet.

Lounge/Dining Room

uPVC double glazed window to front. Fitted carpet. Electric fire with surround. Space for dining table and chairs.

Kitchen

uPVC double glazed window to side. Fitted kitchen with a range of wall and floor cupboards. Space for free standing fridge freezer. Plumbing for washing machine. Stainless steel sink with drainer. Tile effect flooring.

Family Bathroom

Ground floor family bathroom, fitted with shower cubicle, bath, W.C and wash hand basin. Fully tiled walls. Tiled floor.

FIRST FLOOR

Landing

Fitted carpet. Access to 4 Bedrooms.

Bedroom 1

Double glazed window. Fitted carpet. Radiator.

Bedroom 2

Double glazed window. Fitted carpet. Radiator.

Bedroom 3

Double glazed window to side. Fitted carpet. Radiator. Cupboard housing combi gas central heating boiler.

Bedroom 4

Double glazed window. Fitted carpet. Radiator.

EXTERIOR

Rear Garden

Enclosed rear garden. Patio sun terrace with area of lawn. Additional hardstand.

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



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	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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