

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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71 Cwrt Coed Parc, Maesteg, Bridgend. CF34 9DQ



£210,000

Main Features

- Well presented modern style 3 bedroom semi
- Open plan kitchen/ dining room
- Family shower room and cloakroom
- 4 car driveway
- South facing garden
- Situated in a popular culdesac location within approximately 1/2 mile from Town centre
- Convenient for bus and rail links
- 1 mile from Maesteg Comprehensive School and 1.5 miles from Ysgol Gyfun Gymraeg Llangynwyd
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: D

General Information

VERY WELL PRESENTED MODERN STYLE 3 BEDROOM SEMI DETACHED HOME BENEFITTING FROM 4 CAR DRIVEWAY, OPEN PLAN KITCHEN/ DINING ROOM, SOUTH FACING GARDEN AND MORE!

Situated in a popular culdesac location within approximately 1/2 mile from Town centre. Convenient for bus and rail links. 1 mile from Maesteg Comprehensive School and 1.5 miles from Ysgol Gyfun Gymraeg Llangynwyd. Maesteg Town Centre is a vibrant, bustling and charming town nestled in the picturesque Llynfi valley offering a unique blend of history, community spirit, and modern amenities. One of the highlights of living in Maesteg Town Centre is its convenient location. Approximately 8 miles from the M4 at Junctions 36 at Sarn and 40 at Port Talbot along with rail and bus links to local towns and major transport links, it is considered to be a suitable location for commuters.

Outdoor enthusiasts will find themselves spoiled for choice with a plethora of recreational activities. Whether it's hiking, cycling or simply enjoying a leisurely stroll, the natural beauty of the surrounding area is sure to captivate. The restoration of Maesteg Town Hall and its historic clock and concert hall is an ongoing project and is soon to be completed. The aim is to preserve and enhance this historic landmark and is soon to re open as a state of the art concert venue connecting the shopping area with the the bus station.

For those seeking a taste of history and culture, Maesteg Town Centre has plenty to offer. The town is steeped in a rich industrial heritage, with remnants of its coal mining past still visible today. Explore the Maesteg Welfare Park, a tranquil green space that was once a vital hub for the local mining community. The park now offers a peaceful retreat with beautifully landscaped gardens, tennis court, bowling green sports fields and a children's play area.

In addition to its historical significance, Maesteg Town Centre boasts a vibrant community spirit. The town is home to a range of local shops, cafes, and restaurants, offering residents an array of dining and shopping options.

Transportation in Maesteg Town Centre is excellent, with regular train and bus services connecting residents to nearby towns and cities. The town's proximity to major road networks also makes it accessible for commuters.

If you are looking for a place that combines history, community, and modern conveniences, look no further than Maesteg Town Centre. With its diverse range of properties, stunning natural surroundings, and a strong sense of community, this charming town has something to offer everyone. Don't miss out on the opportunity to make Maesteg Town Centre your new home.

This home has accommodation comprising hallway, cloakroom, lounge, kitchen/ dining room, first floor landing, family shower room and 3 bedrooms.

The property benefits from uPVC double glazing and combi gas central heating. Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

Composite double glazed front door. Spindled and carpeted staircase to 1st floor. Plastered walls. Corniced ceiling. Radiator. Laminate flooring. Burglar alarm control key. Understairs store cupboard. Vertical panelled Oak doors to living rooms and..

Cloakroom

uPVC double glazed window to side with tiled sill. Two piece suite in white comprising close coupled WC and wall mounted hand wash basin with tiled splashback. Laminate flooring. Plastered walls and ceiling. Coving. Radiator. Wall mounted electrical consumer unit.

Lounge

uPVC double glazed window to front. Fitted roller blind. Coal effect living flame gas fire with marble hearth and backplate. Wood surround. Radiator. Plastered walls. Corniced ceiling. Ceiling rose. Fitted carpet. TV connection. Telephone and Internet connections.

Kitchen / Dining Room

uPVC double glazed window to rear. Fitted Venetian blind. uPVC double glazed patio doors to rear. Vertical blind. Fitted kitchen comprising of a variety of wall mounted and base units finished with painted wood doors. Wood effect worktops. One and a half bowl composite sink unit with extendable mixer tap. Tiled splashback. Integral oven, grill, hob and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. 2 radiators. Tiled floor. Dividing archway. Plastered walls. Textured ceilings. Coving. Wired for wall mounted TV.

FIRST FLOOR

Landing

uPVC double glazed window to side. Fitted Venetian blind. Balustrade and spindles. Fitted carpet. Attic entrance with pull down ladder leading to boarded loft space with light. White colonial style panelled doors to bedrooms and..

Family Bathroom

uPVC double glazed window to side. Fitted three piece suite in white comprising close coupled WC with push button flush, hand wash bowl set on unit with monobloc tap. Tiled splashback. Stone effect composite clad shower cubicle with Rainstorm mixer shower, hair wash spray and screen. Heated towel rail. Laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan.

Bedroom 1

uPVC double glazed window with fitted roller blind. Open aspect to front. Wardrobes. Fitted carpet. Plastered walls and ceiling. Coving. TV connection point.

Bedroom 2

uPVC double glazed window to rear. fitted Venetian blind. Radiator. Fitted carpet. Plastered walls and ceiling. Coving.

Bedroom 3

uPVC double glazed window with fitted roller blind and open aspect to front. Airing cupboard housing Combi gas central heating boiler and slatted shelf. Plastered walls and ceiling. Coving. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Block paved frontage and driveway to side with parking for four cars (approx). Courtesy lighting to front door. External electric and gas meter boxes. Gated side entrance to..

Rear Garden

South West facing (afternoon sunshine) laid with block paved patio area. Lawn. Concrete hardstanding. Brick boundary walls. Wood fencing. Water tap. Floodlight.

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

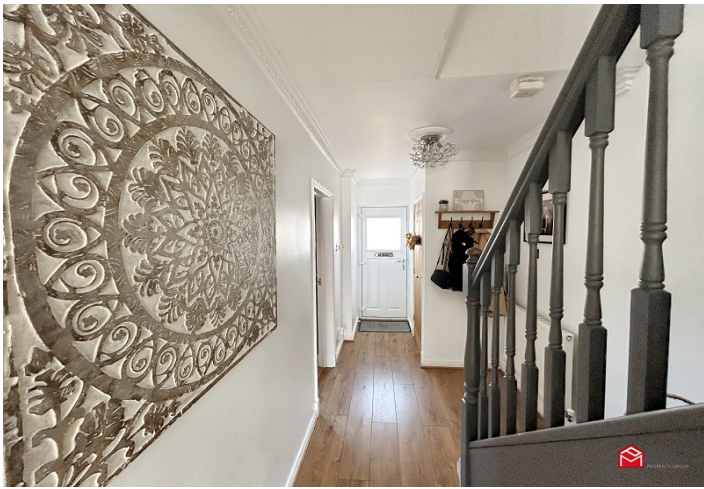
Utilities

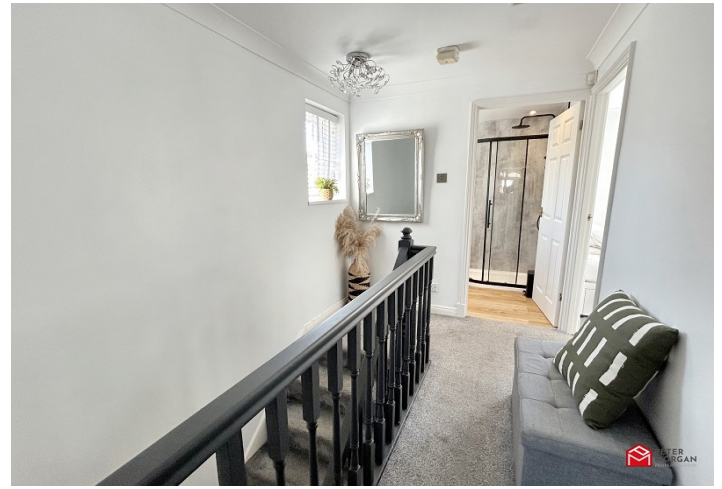
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

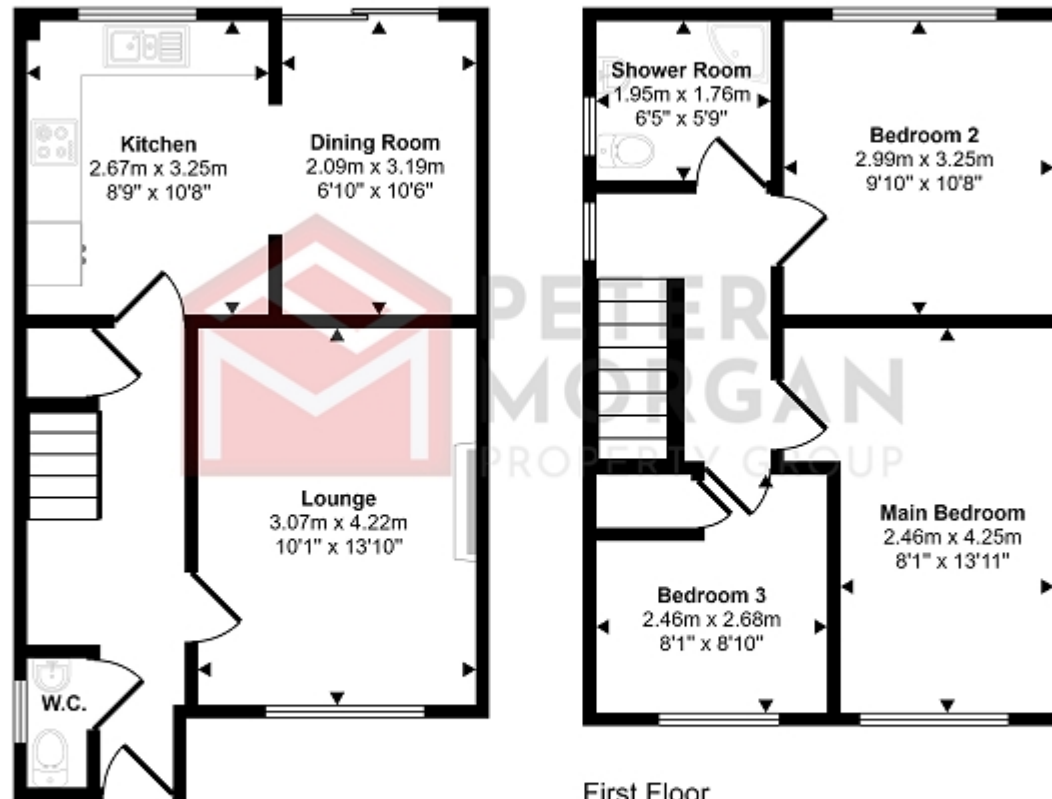
Tenure Freehold








Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 39 sq m / 419 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.

| 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 | 67 | |
| (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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

