

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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43 Treharne Road, Caerau, Maesteg, Bridgend. CF34 0PS



£130,000

Main Features

- Modernised end of terrace
- 3 bedrooms
- Lounge
- Kitchen/ dining room
- Rear garden with rear lane access
- Situated a semi-rural location, convenient for local shops, public transport routes and Caerau Primary School
- Within 2.5 miles of Maesteg Town Centre
- Approximately 10.5 miles from Junction 36 of the M4
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: E

General Information

MODERNISED THREE BEDROOM END OF TERRACE HOUSE.

Situated a semi-rural location, convenient for local shops, public transport routes, Caerau Primary School and within 2.5 miles of Maesteg Town Centre and 10.5 miles of Junction 36 of the M4.

The accommodation comprise of ground floor hallway, lounge, kitchen/dining room, rear hallway and bathroom. First floor landing and three bedrooms. The property has uPVC double glazing and combi gas central heating. There are gardens to the front and rear in with rear lane access.

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 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.

GROUND FLOOR

Hallway

uPVC double glazed front door. Original tile flooring. Grey wood effect laminate flooring. Plastered walls and ceiling. Consumer unit. Radiator.

Lounge

uPVC double glazed bay window to front. Grey wood effect laminate flooring. Plastered walls. Plastered ceiling with detailing. 2 radiators.

Kitchen / Dining Room

uPVC double glazed window to rear. Fitted kitchen comprising a range of wall mounted and base units finished with white gloss doors. Marble effect laminate worktops. Stainless steel sink with mixer tap. Integral stainless steel electric oven, gas hob and chimney style extractor hood. Plumbed for washing machine. White metro style tiled splashback. Plastered walls and ceiling. Part tile effect vinyl flooring. Part grey wood effect laminate flooring. Radiator.

Rear Hallway

uPVC double glazed door to rear garden. Tile effect vinyl flooring. Plastered walls and ceiling. Steps to..

Family Bathroom

uPVC double glazed window. 3 piece suite in white comprising panelled bath with glass shower screen, mixer tap and overhead shower, pedestal hand wash basin, close coupled w.c. Tile effect vinyl flooring. Part tiled walls. Plastered walls and ceiling. Radiator. 2 storage cupboards, one housing the combi gas central heating boiler.

FIRST FLOOR

Landing

uPVC double glazed window. Balustrade and spindles. Fitted carpet. Plastered walls and ceiling. Attic entrance.

Bedroom 1

uPVC double glazed window. Plastered walls and ceiling. Grey fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Grey fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. Grey fitted carpet. Radiator.

EXTERIOR

Front Garden

Courtyard style front garden laid to concrete. Wrought iron railings and gate.

Rear Garden

Courtyard area laid to concrete. Steps with handrail leading to paved lower garden which has raised planting borders. Basement storage area which has a uPVC double glazed door and window, access via garden. Rear lane access.

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

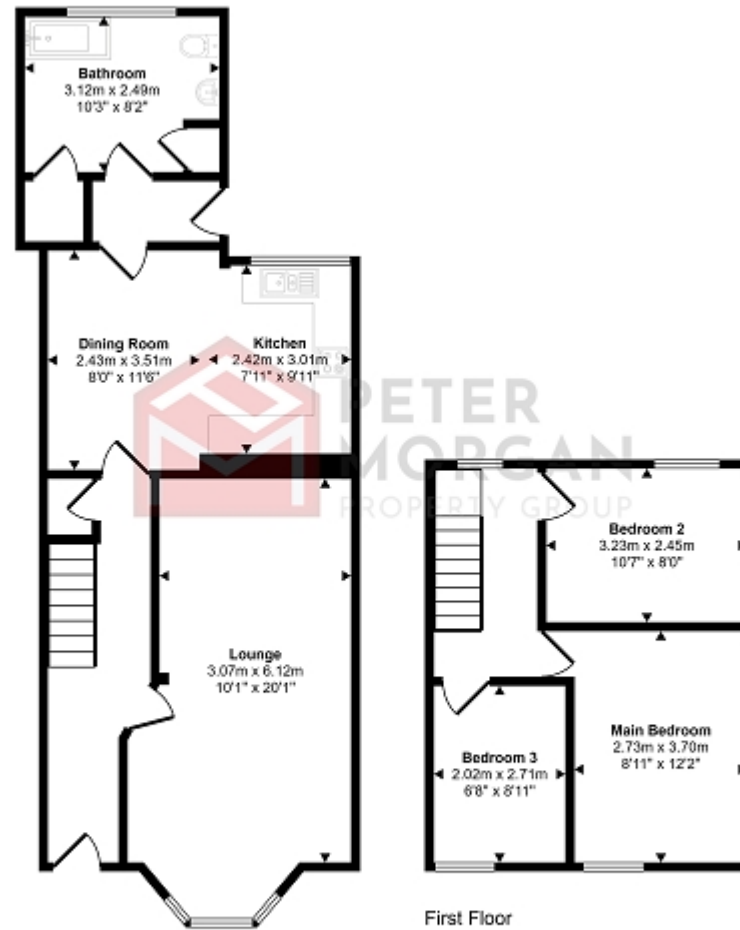
Tenure

Freehold






Approx Gross Internal Area
92 sq m / 986 sq ft



Ground Floor
Approx 61 sq m / 652 sq ft

First Floor
Approx 31 sq m / 334 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 | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (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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