

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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37 Ystad Celyn, Maesteg, Bridgend. CF34 9LT



£370,000

Main Features

- Traditional detached bungalow
- 3 bedrooms
- Lounge and dining room
- Front and rear gardens, garage and driveway
- Some modernisation required
- Approximately 8 miles from the M4 at Jct 36
- Convenient location for local amenities to include pub, restaurant and playing fields
- Convenient for Maesteg Town Centre and both English and Welsh Primary and Secondary Schools
- uPVC double glazing and gas central heating
- Council Tax Band: D. EPC: D

General Information

TRADITION 3 BEDROOM DETACHED BUNGALOW WITH GARAGE SITUATED IN A SOUGHT AFTER LOCATION.

Situated in a prime location near the Historic village of Llangynwyd, a convenient location for local amenities including pub, restaurant, playing fields and within easy access of Maesteg Town Centre and both English and Welsh Primary and Secondary Schools.

This property has accommodation comprising ground floor hallway, lounge, dining room, kitchen, bathroom, inner hallway and 3 bedrooms. Externally there is a single garage, block paved driveway and front and rear gardens. The property benefits from uPVC double glazing and gas central heating.

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

Porch

uPVC front door with uPVC windows to either side. Fitted carpet. Papered walls. Textured ceiling.

Hallway

Entered from porch via uPVC door. Papered walls. Textured ceiling. Fitted carpet. Wood panelled doors. Radiator.

Kitchen

uPVC double glazed window. Fitted kitchen comprising wall mounted and base units. Laminate worktops. Part tiled and papered walls. Textured ceiling. Radiator. Range style cooker. Ceramic style sink with single tap. The kitchen is also housing the water tank. Internal door to garage.

Lounge

Large uPVC double glazed bay window to front. Papered walls. Textured ceiling. Fitted carpet. Wood panelled doors. Radiator. Gas fire place. Hive heating system controls. Double wood panel doors leading to dining room.

Dining Room

Papered walls. Textured ceilings. Fitted carpet. Wood panelled doors. Internal window to kitchen. Radiator.

Bathroom

uPVC bay style window. Wood panelled door. 3 piece bathroom suite comprising Jacuzzi bath with overhead shower, w.c and hand wash basin set in vanity unit. Tiled floor. Fully tiled walls. Textured ceiling. Radiator.

Inner Hallway

Papered walls. Textured ceiling. Attic access point. Fitted carpet. Wood panelled doors. Radiator.

Bedroom 1

uPVC double glazed window. Fitted wardrobes. Papered walls. Textured ceiling. Fitted carpet. Wood panelled door. Radiator.

Bedroom 2

uPVC double glazed window. Fitted wardrobes. Papered walls. Textured ceiling. Fitted carpet. Wood panelled door. Radiator.

Bedroom 3

uPVC double glazed window. Papered walls. Textured ceilings. Fitted carpet. Wood panelled door. Radiator.

EXTERIOR

Front Garden

Large wrap around paved front garden with driveway for one car. Side access to rear of the property.

Garage

Electric garage door. Gas central heating boiler.

Rear Garden

Rear garden laid with artificial grass and turf. Shed. Paving.

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 D

Current heating type Gas

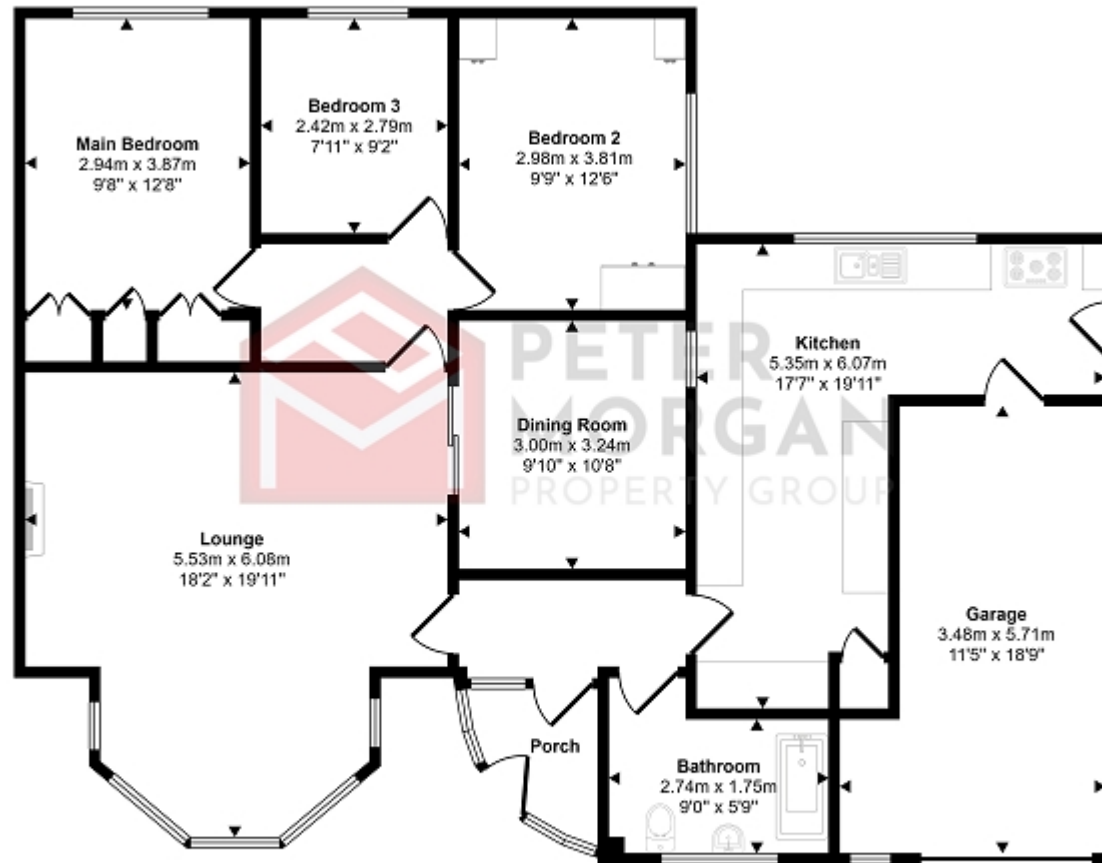
Tenure Freehold








Approx Gross Internal Area
128 sq m / 1380 sq ft



Floorplan

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		82
(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.

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