

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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6 Talbot Terrace, Maesteg, Bridgend. CF34 9YA



Offers In Region Of **£175,000**

Main Features

- Stone fronted mid terraced cottage
- 3 bedrooms
- Lounge/ dining room
- Kitchen/ breakfast room
- Cloakroom and first floor family bathroom
- Approximately 8 miles from the M4 at Jct 36
- Conveniently located for local amenities including bus and train station
- Long rear garden, 1 section requiring attention
- uPVC double glazing and combi gas central heating
- Council Tax Band: EPC: C

General Information

STONE FRONTED 3 BEDROOM MID TERRACE COTTAGE WITH OFF ROAD PARKING SITUATED IN THE HEART OF MAESTEG TOWN CENTRE.

The property is conveniently located for local amenities including bus and train station, Tesco and Asda stores plus the Maesteg sports centre.

The property has accommodation comprising entrance porch, hallway, lounge/ dining room, cloakroom, and kitchen / dining area. First floor landing, three bedrooms and family bathroom. Benefitting from uPVC double glazing and combi gas central heating.

The exterior has parking to the front for 2 cars, enclosed large rear garden with patio area and artificial grass.

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.

GROUND FLOOR

Porch

Composite front door. Plastered walls and ceiling. Grey wood effect laminate flooring. Radiator.

Lounge/Dining Room

uPVC double glazed windows to front and rear. Plastered walls and ceilings. Grey wood effect laminate flooring. Multi fuel burner set in open style fire place with stone slab hearth. Understairs store cupboard. 2 radiators.

Cloakroom

uPVC double glazed window. 2 piece cloakroom suite comprising close coupled w.c and wash hand basin set in vanity unit. Plastered walls and ceiling. Grey tile flooring. Radiator.

Kitchen/Breakfast Room

uPVC double glazed window to side and French doors to rear garden. Fitted kitchen comprising a variety of wall mounted and base units with white doors. Grey marble effect laminate worktop. Integral oven, gas hob, and extractor hood. Stainless steel sink unit. Plastered walls and ceiling. Grey tile flooring. Radiator.

FIRST FLOOR

Landing

Balustrade and spindles. Fitted carpet. Attic entrance. Plastered walls and ceiling.

Family Bathroom

uPVC double glazed window. 3 piece bathroom suite comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with mixer tap, set in high gloss charcoal grey vanity unit and 'p' shaped shower bath with mixer tap and overhead shower and glass screen. Tiled splashback. Plastered walls and ceiling. Radiator.

Bedroom 1

uPVC double glazed window. Plastered walls and ceiling. Original solid wooden floorboards. Storage area. 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

Vehicular double gates leading to off road parking for 2 cars. Decorative stone laid area and a concrete path leading to front door.

Rear Garden

Rear garden spit into 2 sections. Main garden being laid to paved patio area with steps leading to a second patio area and artificial grass. Tree. Wood fencing. The second section is currently overgrown and in need of some attention.

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

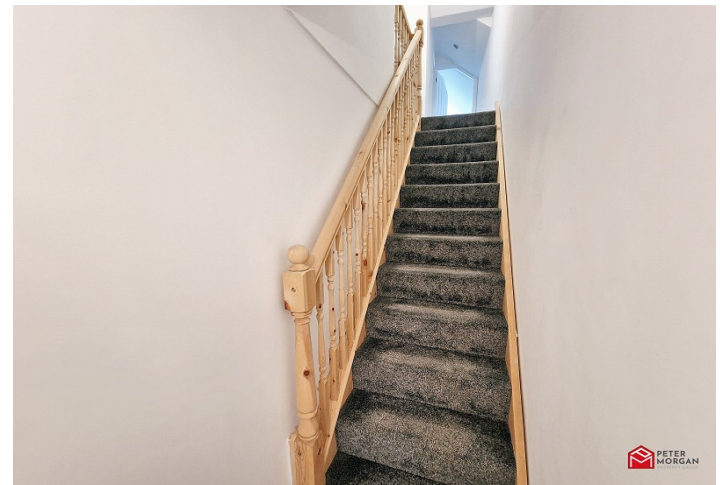
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

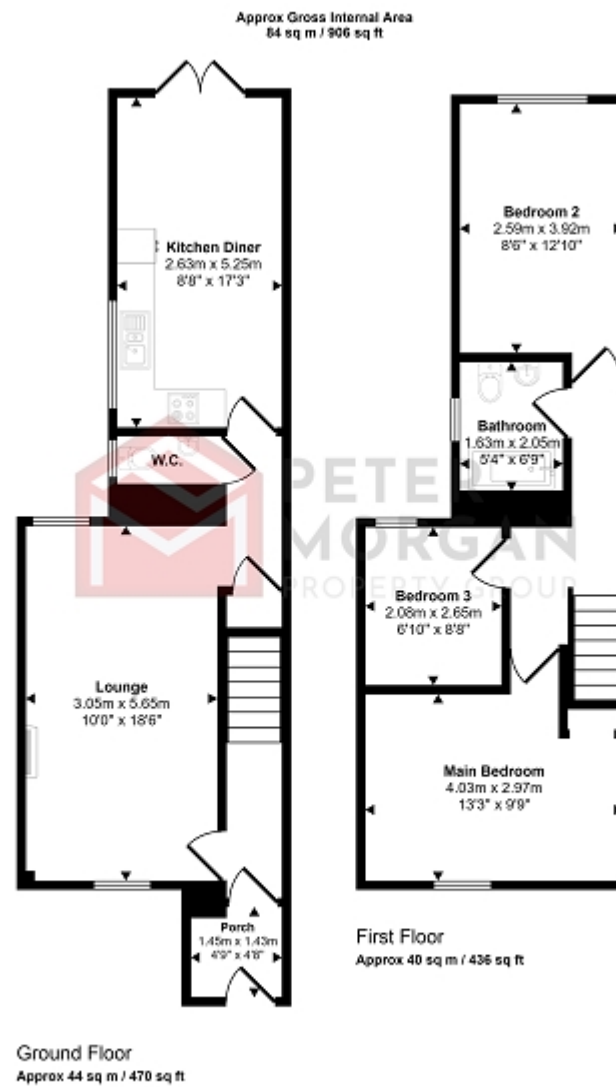
Current heating type Combi

Tenure Freehold









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 Snuppy 365.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(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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