

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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16 Llwydarth Road, Maesteg, Bridgend. CF34 9EU



Offers In Region Of **£125,000**

Main Features

- Three storey, 2 bedroom, mid terraced property
- Additional basement space
- uPVC double glazing
- Gas combi boiler
- Enclosed rear garden
- Convenient location near Maesteg Town Centre
- Close to local amenities including supermarkets, primary schools and local comprehensive school.
- Valley views from rear garden
- Approximately 8 miles to the M4 at Junction 36
- Council Tax Band: B. EPC: D

General Information

THREE STOREY, 2 BEDROOM MID TERRACE SITUATED IN A POPULAR LOCATION.

This home is situated in a convenient location for train station, primary and secondary schools and Maesteg Town Centre.

The property comprises ground floor porch, lounge, dining room and kitchen. First floor landing, bathroom and 2 bedrooms. Lower ground basement storage and further room. The exterior has small courtyard area to front and enclosed rear garden. Benefitting from uPVC double glazing and combi 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 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

Entrance via uPVC door. uPVC window to side. Plastered walls and ceilings. Wood effect laminate flooring. Gas meter.

Lounge

uPVC window to front. Stained half glazed panel door. Papered feature archway. Plastered walls and ceilings. Freestanding electric fire. Solid heart with wooden surround. Wood effect laminate flooring. Radiator.

Dining Room

uPVC window. Plastered walls and ceiling. Laminate flooring. Access to understairs storage. Radiator.

Kitchen

Wood panelled door. A range of wall mounted and base units in white gloss. Wood effect laminate work surfaces. Integrated electric stainless steel oven. Stainless steel hob. Stainless steel sink. Integrated extractor fan. Plastered and partially tiled walls. Plastered ceilings. Radiator. Stairs leading to lower floor.

FIRST FLOOR

Landing

Plastered walls and ceilings. Fitted carpet. Balustrade and spindles. Doors leading to

Family Bathroom

uPVC clad walls and ceilings. Close coupled toilet. Single tap sink in vanity unit. Panelled bath with shower screen. Vinyl flooring. Radiator.

Bedroom 1

Plastered walls and ceiling. Two uPVC windows. Fitted carpet. Radiator.

Bedroom 2

Plastered walls and ceilings. Two uPVC windows. Fitted carpet. Radiator.

LOWER FLOOR

Basement/Storage

Two basement rooms separated by internal wall. Access to front of property via uPVC door. Stairs leading to ground floor.

Basement Rooms

Plastered walls and ceiling. Fitted carpet. uPVC window to rear. Radiator.

EXTERIOR

Front Garden

Small courtyard. Patio. Doorway leading to basement.

Rear Garden

Enclosed garden, laid to lawn. Backing onto valley rail line.

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

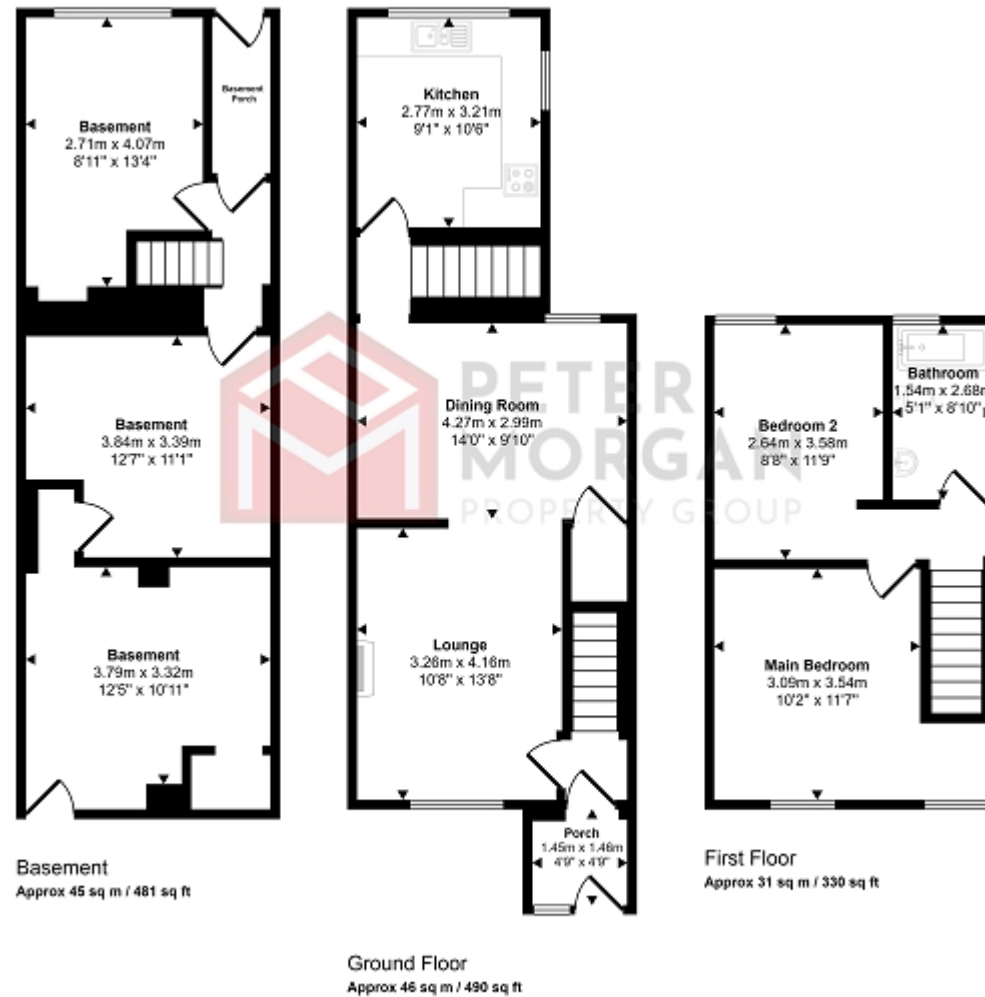
Current council tax banding B

Current heating type Combi


Tenure Freehold



Approx Gross Internal Area
121 sq m / 1301 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		85
(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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