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2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN  
PROPERTY GROUP

2 Maesteg Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3HS



**£170,000**

## Main Features

- Bay and stone fronted mid terraced home
- Accommodation over 4 floors
- 6 Bedrooms
- 2 Reception rooms
- Kitchen/ breakfast room and utility area
- Shower room and bathroom
- Views over surrounding area
- Conveniently located for village amenities
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

## General Information

4 STOREY, 6 BEDROOM, 2 RECEPTION ROOM, BAY AND STONE FRONTED MID TERRACED CHARACTER HOME OFFERING MUCH POTENTIAL WITH VIEWS OVER SURROUNDING VALLEY

The property is conveniently located for local facilities and amenities i.e local bus service to main town centre, local school, medical centre and swimming pool. The property is also accessible for Afan Argoed Country Park, popular Afan Forest Mountain Bike Centre and close to Glynccorrog with campsite and 3 fishing ponds.

The property has accommodation over 4 floors comprising ground floor porch, hallway, lounge, dining room and shower room. Lower ground floor kitchen and utility room. First floor landing, bathroom, 3 bedrooms and stairs to second floor landing and 3 further bedrooms. The exterior offers off road parking to front and tiered rear garden. Benefitting from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Porch

uPVC double glazed front door. Textured ceiling. Wood panelled walls. Grey tiled flooring.

### Hallway

Half glazed wooden door. Papered walls. Wood dado rail. Textured ceiling. Carpeted wooden staircase to first floor. Grey tiled floor. Radiator.

### Lounge

uPVC double glazed bay window to front. Solid wood panelled door. Papered walls. Textured ceiling. Picture rails. Wood laminate flooring. Multi fuel burner. Radiator. Double, glazed doors leading to dining room.

### Dining Room

uPVC double glazed door and side panel leading to garden. Solid wood panelled door. Papered walls. Textured ceiling. Wood effect laminate flooring. Radiator.

### Shower Room

uPVC double glazed window. 3 piece suite comprising walk in shower with overhead mixer shower, close coupled w.c and vanity unit housing hand wash basin with monobloc tap. Solid wood panelled door. Clad walls and ceiling.

## LOWER GROUND FLOOR.

Fitted carpet. Carpeted staircase with solid wood bannister and wooden hand rail. Plastered walls.

### Kitchen

uPVC double glazed window. Fitted solid wood kitchen units hand painted in Grey. Intergral stainless steel double oven, gas hob and stainless steel extractor fan. Stainless steel sink unit. Marble effect laminate worktops and splashbacks. Plastered walls and ceiling. Part papered feature walls. Tiled style vinyl flooring. Radiator. Gas central heating boiler housed in unit.

## Utility Area

uPVC half glazed door leading to drive area. Wood laminate flooring. Tiled area for washing machine.

## FIRST FLOOR

### Landing

Staircase to second floor. Fitted carpet.

### Bath & Shower Room

uPVC double glazed window. 4 piece suite comprising panelled bath, shower cubicle with electric shower, close coupled toilet and pedestal hand wash basin. Solid wood panelled door. Clad walls. Textured ceiling. Vinyl flooring.

### Bedroom 1

uPVC double glazed bay window. Solid wood panelled door. Papered walls. Textured ceiling. Picture rails. Wood effect laminate flooring. Radiator.

### Bedroom 2

uPVC double glazed window. Solid wood panelled door. Papered walls. Picture rails. Textured ceiling. Radiator.

### Bedroom 3

uPVC double glazed window. Solid wood panelled door. Plastered walls and ceiling. Fitted carpet. Radiator.

## SECOND FLOOR

### Landing

### Bedroom 4

Skylight window. Solid wood panelled door. Papered walls. Textured ceiling. Fitted carpet. Radiator.

### Bedroom 5

uPVC double glazed window. Solid wood panelled door. Papered walls. Textured ceiling. Wood effect laminate flooring. Radiator.

### Bedroom 6

Skylight window. Solid wood panelled door. Papered walls. Textured ceiling. Fitted carpet. Sink. Storage area. Radiator.

## EXTERIOR

### Front Garden

Driveway with electric charging point and steps leading to front door.

### Rear Garden

Courtyard leading to a 4 level garden, which has two decking areas, a pond and further development with rear lane access if cleared.

### Solar Panel Details

Owned outright with low cost day time electric (TBC)

### 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](mailto: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

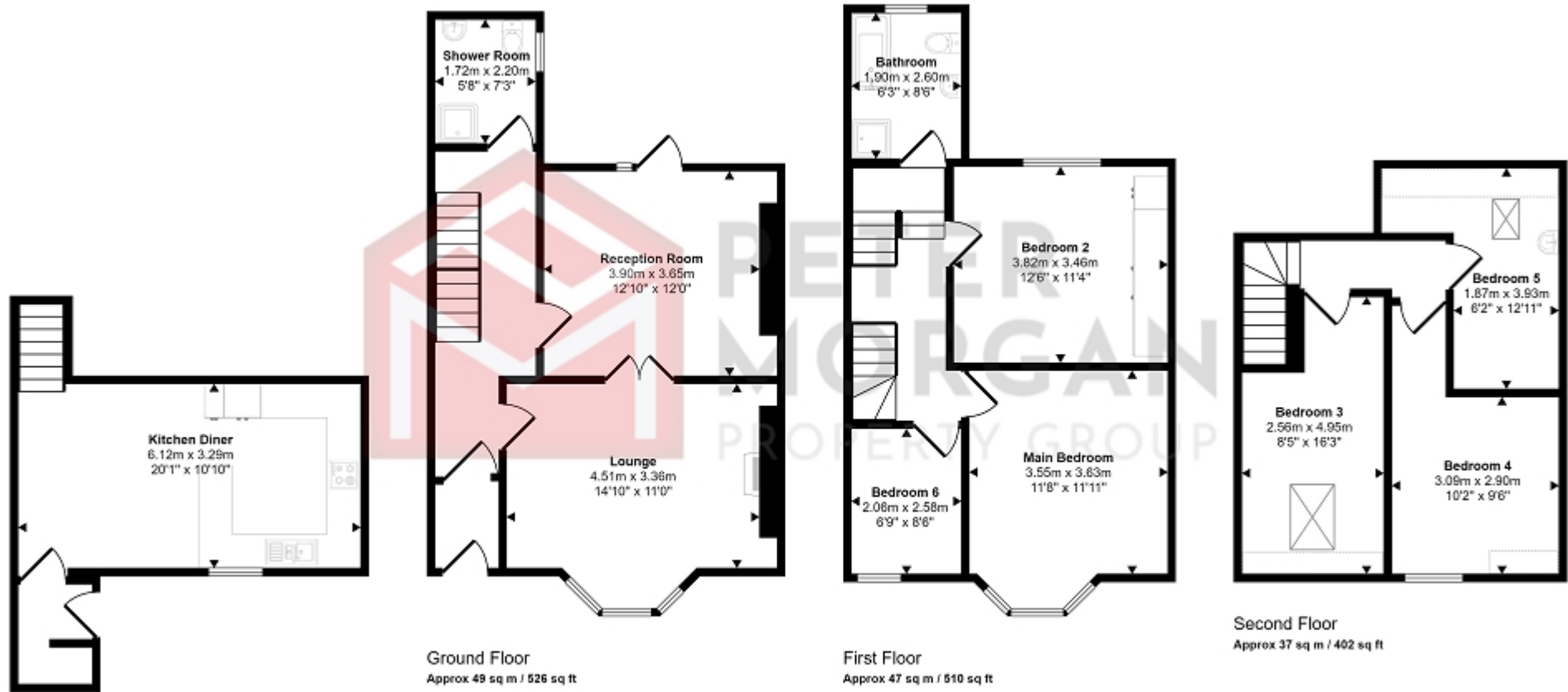
**Tenure** Freehold







Approx Gross Internal Area  
158 sq m / 1697 sq ft



Lower Ground Floor  
Approx 24 sq m / 258 sq ft

Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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