

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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73 Alma Road, Maesteg, Bridgend. CF34 9AN



£320,000

Main Features

- Well presented detached bungalow
- 4 bedrooms
- Potential for self contained annex
- Bathroom, ensuite and dressing room
- Open plan lounge/ kitchen
- Situated in a desirable location of Alma Road
- Approximately 1 mile from town centre and convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff
- The M4 is within 6 miles at Junction 36 at Sarn Services
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC: C

General Information

WELL PRESENTED 4 BEDROOM DETACHED BUNGALOW WITH DRIVEWAY PARKING FOR 1 CAR, FRONT SIDE AND REAR GARDENS AND POTENTIAL FOR A SELF CONTAINED ANNEX WITH ACCESS TO FRONT AND ITS OWN REAR GARDEN AREA.

Situated in a desirable location of Alma Road. Approximately 1 mile from town centre and convenient for local shops, school, Golf Club, countryside walks and rail links to Cardiff. The M4 is within 6 miles at Junction 36 at Sarn Services.

This spacious modern home comprises entrance hallway, open plan lounge/kitchen, bathroom and 4 bedrooms, one having ensuite and dressing room.

The property benefits 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 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. Plastered walls and ceiling. Grey wood effect vinyl flooring. Radiator. Part glazed door to..

Open Plan Kitchen/ Lounge

2 uPVC double glazed window to front. uPVC double glazed window to rear. French doors to garden. Plastered walls and ceiling. Feature brick chimney dividing the kitchen and living room area. Marble effect tile flooring. Fitted kitchen comprising a range of full height larder units and base units finished with Dark Blue doors. Kitchen island with base units. Marble effect quartz worktops. Intergral appliances including double oven, hob, washing machine dishwasher and fridge freezer. Brick effect tile splashback. Designer grey mirror radiators. Combi gas central heating boiler housed in unit.

Bedroom 1

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Feature Oak veneer style panelled wall. Radiator.

Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. Wood effect laminate flooring. Radiator. Access to lower annex or 4th bedroom via stairs.

Family Bathroom

uPVC double glazed window. 3 piece bathroom suite comprising close coupled w.c, hand wash basin set in vanity unit and panelled bath with electric shower and glass screen. PVC marble effect wall cladding. PVC wood effect ceiling cladding. Wood effect vinyl flooring. Radiator.

LOWER FLOOR

Bedroom 4 / Annex

uPVC double glazed windows and uPVC double glazed doors. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

Additional access to front drive and rear garden via 4th bedroom via uPVC double glazed doors.

Dressing Room / Walk In Wardrobe

uPVC double glazed windows and uPVC double glazed doors. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

En-suite shower room

uPVC double glazed window. 3 piece shower suite comprising close coupled WC with push button flush and enclosed cistern, hand wash basin with tap set in vanity unit and walk in shower unit with overhead mixer shower with glass screen. Tile effect wall cladding. White PVC ceiling cladding. Chrome towel radiator.

EXTERIOR

Front Garden

Block paved driveway. Steps leading to front garden, laid to Indian sand stone paved patio. Access to dwelling to front and side.

Rear Garden

Enclosed rear garden laid to block paving. Artificial lawn area. Paved patio area. Man cave / gym wooden outbuilding. Storage shed. Steps down to separate garden that links to the 4th bedroom / annex area.

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

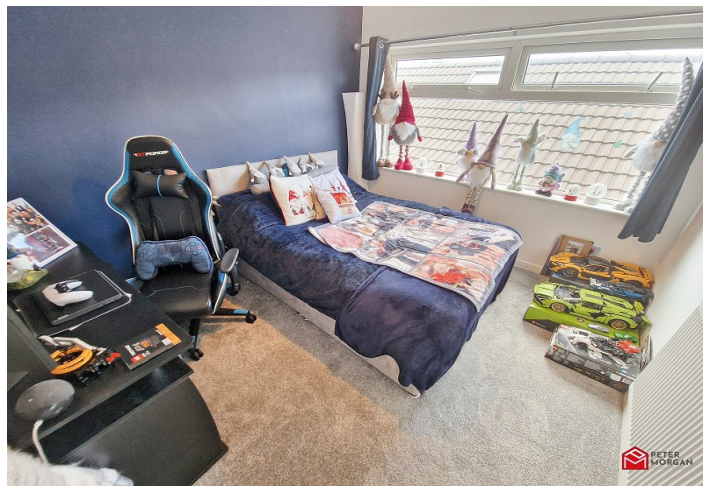
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Combi

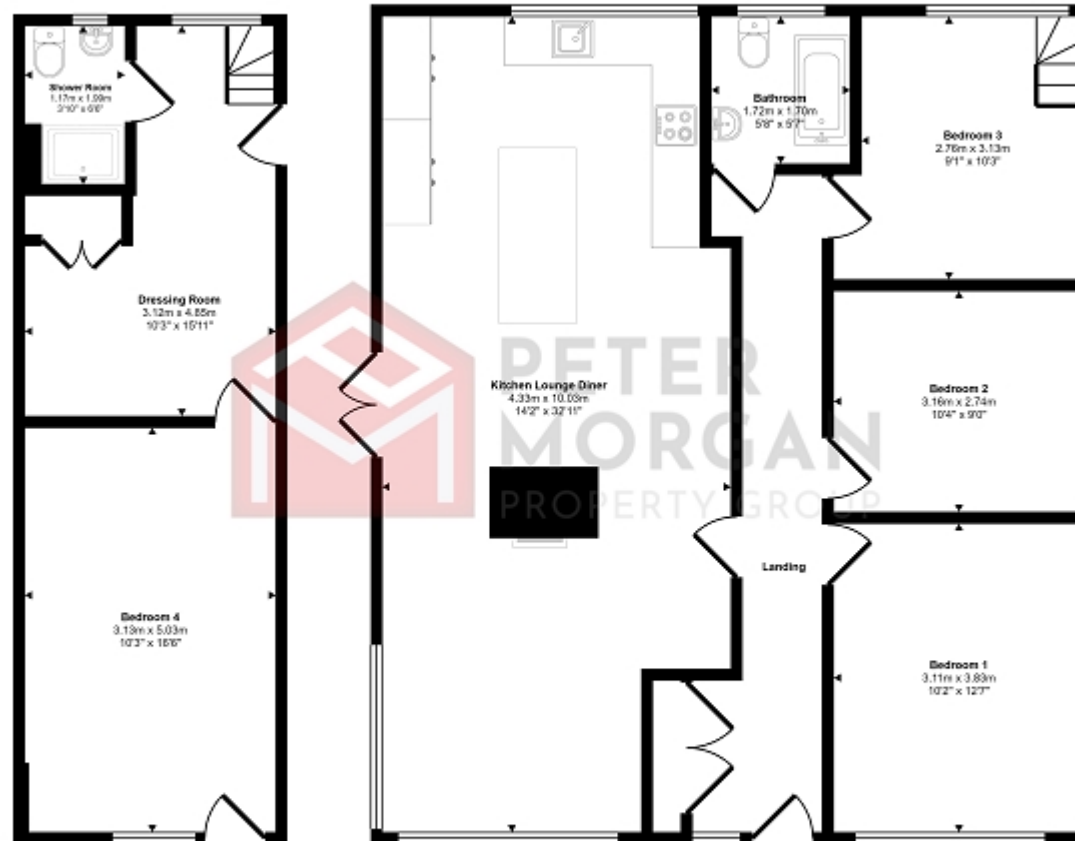
Tenure Freehold








Approx Gross Internal Area
119 sq m / 1276 sq ft



Lower Ground Floor
Approx 31 sq m / 334 sq ft

Ground Floor
Approx 88 sq m / 942 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		82
(69-80) C	70	
(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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